

## WOODSTOCK PLANNING & ZONING COMMISSION

### SPECIAL MEETING

Thursday, March 5, 2020, 7:30 PM

Woodstock Town Hall, Meeting Room 1

### MINUTES

#### I. MEETING AT 7:30 PM

a) **Call to Order:** Jeffrey Gordon called the meeting to order at 7:37 pm.

b) **Roll Call:**

**Members Present:** Jeffrey Gordon, Frederick Rich, Joseph Adiletta, David Morse, Jeffrey Marcotte, Tim Young, Mark Blackmer, Syd Blodgett, Gail Dickinson

**Alternates Present:** Nancy Fraser, Dwight Ryniewicz

**Absent:** Doug Porter

**Noted for Record:** Quorum

**Others Present:** Tina Lajoie, Delia Fey, Atty. Rich Roberts, First Selectman Jay Swan, Michael Dougherty, Members of the Public

II. **DESIGNATION OF ALTERNATES:** Nancy Fraser was seated.

III. **CHAIR'S REPORT:** Chairman Gordon thanked the commissioners and staff for their ongoing work with the Planning & Zoning Commission. Dr. Gordon referenced documentation regarding Public Records and Retention/Disposition, as well as the Town of Woodstock Equal Employment Opportunity Policy, all of which were included in the meeting packets for Commissioners' information. Also included in the meeting packets was information requested from the previous meeting regarding Public Act No. 19-24, An Act Streamlining the Liquor Control Act.

Chairman Gordon shared that the FY 20-21 town budget planning is underway. PZC has submitted its request to include 18 hours per week for the ZEO position.

#### IV. MARCH MEETING SCHEDULE AND SCHEDULING OF GABRIELLE SUBDIVISION APPLICATION & SPECIAL PERMIT PUBLIC HEARING:

Chairman Gordon was notified by some of the Commission members that they will be unable to attend the March 19, 2020 PZC regular meeting. Due to the potential lack of a quorum on March 19<sup>th</sup>, Dr. Gordon recommended the meeting be moved to March 26, 2020 as a special meeting.

**Motion** was made by Jeffrey Marcotte, and **Seconded** by David Morse, to cancel the March 19, 2020 PZC regular monthly meeting and instead hold a special meeting at 7:30 pm on March 26, 2020, including rescheduling to March 26<sup>th</sup> the Gabrielle subdivision application and the Gabrielle multi-family special permit public hearing, with the public hearing beginning at 7:45 pm. **The motion passed unanimously.**

#### V. PUBLIC HEARING – 7:45 PM:

a) **#636-01-20 Desiree Kocis – Proposal to Designate for Joy Road or a Portion Thereof as a Scenic Road**

Chairman Gordon announced the continuation of the previous public hearing. He stated that the protocol still applies as noted at the previous public hearing. Additional documents can be submitted during the hearing. Dr. Gordon noted in detail for the record several items of correspondence, ranging from Joy Road residents to town employees to legal opinion, that were received prior to the meeting. He also shared that an updated list of Joy Road lot owners and frontages, which included a list for the entire road and a list from Route 169 to Dividend Road, was in their possession as well as a timeline regarding the application process. All other documents from the previous public hearing were still applicable. The PZC continued to follow the

Scenic Road Ordinance effective May 15, 1986 and the town scenic road maintenance and improvement document dated May 19, 2011. Proper notification regarding this public hearing was sent to Joy Road resident Wayne Spaulding prior to this meeting.

Chairman Gordon asked for Atty. Roberts' legal opinion relative to signature requirements. Atty. Roberts stated that one of the general principals in both land use and public benefits is that when a statute or ordinance requires the signature of owners of property, if its owned by more than one person, all of the owners need to sign in order for it to count.

Chairman Gordon invited applicant Desiree Kocis to speak. Ms. Kocis addressed concerns that were mentioned in the previous meeting regarding limitations on home design, remodel or build, limits on DPW maintenance, public safety upgrades, the ability for an owner to make changes to their property, and traffic concerns. She ended by offering that the ordinance criteria are legally stated and believes Joy Road qualifies as a scenic road.

Chairman Gordon thanked Ms. Kocis for her comments. Dr. Gordon noted for the record that there are 54 lots on the entirety of Joy Road, and the Commission received written support from 31 lot owners, which represents about 53% support based upon lot frontage. On Joy Road, from Dividend Road to County Road, roughly 15% submitted support, and on Joy Road, from Route 169 to Dividend Road, approximately 77% submitted support. He then opened it up to the Commission for comment. There was none. Dr. Gordon invited members of the public to speak.

Aaron Farbo offered comments on the ordinance and shared that this application is intended to protect and preserve the right of way along the road. He urged the PZC to designate the entirety of Joy Road as a scenic road.

Various commission members provided comments on the ordinance criteria. Chairman Gordon referenced the maintenance and improvements working document that the town follows and offered to members of the public that the highway department is always available to help with any town road, regardless if it is scenic or not.

Chairman Gordon thanked everyone for attending and appreciated their comments on the application. He then requested a motion to close the public hearing.

**Motion** was made by Joseph Adiletta, and **Seconded** by Gail Dickinson, to close the public hearing. **The motion passed unanimously.**

## **VI. UNFINISHED BUSINESS:**

### **a) #636-01-20 Desiree Kocis – Proposal to Designate for Joy Road or a Portion Thereof as a Scenic Road**

Gail Dickinson stated that the above-referenced application appears to comply, meeting four of the ordinance criteria. She recommended the portion of Joy Road from Route 169 to Dividend Road be designated scenic, as the majority of landowners in support of this application reside on this stretch of road.

**Motion** was made by Gail Dickinson, and **Seconded** by Mark Blackmer, to designate a portion of Joy Road—Route 169 to Dividend Road—as a scenic road and to set an effective date of March 28, 2020. Frederick Rich was **Opposed**. **The motion passed.**

## **VII. ADJOURNMENT: Motion** was made by Frederick Rich, and **Seconded** by David Morse, to adjourn. **The motion passed unanimously.** The meeting adjourned at 9:57 pm.