

**WOODSTOCK PLANNING & ZONING COMMISSION**  
**SPECIAL MEETING**  
**Thursday, June 4, 2020 – 7:30 PM**  
**ZOOM Online**

In accordance with Governor Lamont's Executive Order and social distancing guidelines recommended by the CDC in response to COVID-19, members of the Planning & Zoning Commission participated in the meeting via ZOOM online.

**MINUTES**

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

a) **Call to Order:** Jeffrey Gordon called the meeting to order at 7:46 pm.

b) **Roll Call:**

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

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

**Absent:** Timothy Young, Mark Blackmer

**Noted for Record:** Quorum

**Others Present:** Diane Miller, Stephen Gabriele, Tina Lajoie, Delia Fey, Atty. Rich Roberts, Members of the Public

**II. MEETING RULES AND GUIDELINES:** Chairman Gordon briefly reviewed the rules and regulations associated with the Governor's Executive Orders relative to conducting meetings during COVID-19. Dr. Gordon noted that the evening's public hearing is a continuation of the public hearing held on May 21, 2020, and that the same rules apply.

Doug Porter recused himself from the meeting.

**III. DESIGNATION OF ALTERNATES:** Dwight Ryniewicz and Nancy Fraser were seated, both of whom were seated during the May 21, 2020 public hearing.

**IV. CHAIR'S REPORT:** Chairman Gordon thanked the commissioners and staff for their ongoing work with the Planning & Zoning Commission.

**V. PUBLIC HEARING:**

a) **#SP638-02-22 Stephen G. & Lorraine E. Gabriele, Lot 39F, Crystal Pond Road – Multi-Family Residential Development**

Chairman Gordon noted for the record all additional documents that were received relative to the above-referenced application. A file was included (an outdated chart) in the meeting packets by mistake, which did not pertain to the meeting. Additionally, the Commission has on file a privileged attorney/client communication.

Chairman Gordon opened comments to Commissioners after hearing none from the public. There were no comments from Commissioners. He then opened comments again to the public and acknowledged a member of the public to speak.

Michael Charette of 197 Crystal Pond Road noted items identified in the Woodstock Conservation Report submitted on March 11, 2020 relative to the applicants' application. Specifically, notes 4, 7 and 8—tile drains in the field, septic system concerns and vegetation. He also voiced concern about lake water quality and the evolving nature of the lake. Carla Charette of 197 Crystal Pond Road

inquired about the requirement to have 50% of the land be designated as open space. Chairman Gordon stated this item would be addressed in the Commission's deliberations. There were no further public comments.

Chairman Gordon invited applicant Stephen Gabriele to offer comments. Mr. Gabriele responded to concerns addressed by neighbors during the May 21 public hearing. He closed by stating that they worked to stay within the Planning & Zoning Rules and Regulations and thanked the Planning & Zoning staff for helping them navigate through the process.

Dr. Gordon opened comments to Commissioners. There were no comments.

**Motion** was made by Frederick Rich, and **Seconded** by Joseph Adiletta, to **Close** the public hearing. **The motion passed unanimously.**

## VI. UNFINISHED BUSINESS:

### a) #SP638-02-22 Stephen G. & Lorraine E. Gabriele, Lot 39F, Crystal Pond Road – Multi-Family Residential Development

Chairman Gordon opened comments to the Commission.

**Motion** was made by Joseph Adiletta, and **Seconded** by David Morse, to **Approve** application #SP638-02-22 Stephen G. & Lorraine E. Gabriele, Lot 39F, Crystal Pond Road – Multi-Family Residential Development as presented.

Discussion ensued. Should the special permit be approved, Commissioner Adiletta wanted to ensure specific language be included regarding the current intention and plans for the special permit. The Gabriele's intent as stated during the May 21, 2020 minutes was "...to build a family compound to age in place and serve as a center of gravity for family to gather at the lake." Delia Fey stated that should the special permit be approved, any applicable conditions would be printed on the mylar; a Notice of Special Permits detailing the approval, location, address, and applicant would be filed on the land records in a separate location in the Town Clerk's vault; and, a legal notice would be posted in the newspaper. Last, the meeting minutes would also note any applicable conditions.

Delia Fey responded to Gail Dickinson's question regarding a home occupation permit as it relates to renting the four proposed dwellings (e.g., Air B&B; Bed & Breakfast; apartment). Ms. Fey stated the zoning regulations do not allow for guest houses to be rented by anyone. Thus, a home occupation permit could not be used for this purpose. Additionally, kitchens are not allowed in the proposed dwellings. Like other properties in town, a home occupation permit could occur for other business uses, but not for renting purposes.

Chairman Gordon noted the E&S Control Bond is listed as \$8,108, which is part of the application. He further shared that previous concerns or recommendations from the following entities have been addressed: Woodstock Fire Marshal; CT DEEP; and the Woodstock Conservation Commission. Last, the Northeast District Department of Health has issued their approval.

Chairman Gordon asked Commissioners for further comments.

Commissioner Dickinson recommended the following verbiage be included in the Main Motion on the table. It was suggested this be a secondary motion.

**Secondary motion** was made by Gail Dickinson as follows: "For clarification, in keeping with our regulations, the four approved guest houses shall not be rented or let out for remuneration." There was **no second** to the motion. **The motion did not pass.**

Commissioner Blodgett recommended the following statement be included in the Main Motion on the table. It was suggested this be a secondary motion.

**Secondary Motion** was made by Syd Blodgett as follows: “Based on advice from the Town’s attorney, conservation land will not be required to be set aside from Lot 39F. Additionally, Lot 39 currently owned by the New Roxbury Land Trust neither meets nor contributes towards the open space requirements for Lot 39F as required by the current zoning regulations.” Joseph Adiletta **Seconded**.

Discussion ensued. Several Commissioners shared their viewpoint on the open space requirement, and some Commissioners were not comfortable with the second sentence of the secondary motion.

**The Secondary Motion did not pass with 3 Yea—6 Nay as follows: Joseph Adiletta-Yea; Syd Blodgett-Yea; Gail Dickinson-Yea; Nancy Fraser-Nay; Jeffrey Gordon-Nay; Jeffrey Marcotte-Nay; David Morse-Nay; Frederick Rich-Nay; Dwight Ryniewicz-Nay.**

**Secondary Motion** was made by David Morse, and **Seconded** by Joseph Adiletta, as follows: “Based on advice from the Town’s attorney, conservation land will not be required to be set aside from Lot 39F.”

**The Secondary Motion passed with 8 Yea—1 Nay as follows: Joseph Adiletta-Yea; Syd Blodgett-Yea; Gail Dickinson-Nay; Nancy Fraser-Yea; Jeffrey Gordon-Yea; Jeffrey Marcotte-Yea; David Morse-Yea; Frederick Rich-Yea; Dwight Ryniewicz-Yea.**

Dr. Gordon circled back to the main motion as amended.

**Motion** was made by Joseph Adiletta, and **Seconded** by David Morse, to **Approve** application #SP638-02-22 Stephen G. & Lorraine E. Gabriele, Lot 39F, Crystal Pond Road – Multi-Family Residential Development as presented; to certify the E&S Control Plans as presented; and, based on advice from the Town’s attorney, conservation land will not be required to be set aside from Lot 39F. **The motion passed unanimously.**

**VII. ADJOURNMENT: Motion** was made by Frederick Rich, and **Seconded** by David Morse, to adjourn. **The motion passed unanimously.** The meeting adjourned at 8:35 pm.

The recording of this meeting can be found here: <https://www.youtube.com/watch?v=aF5grCFba64>

Respectfully submitted by Cynthia Brown, Recording Secretary. **DISCLAIMER:** These minutes have not yet been approved by the PZC. Please refer to next month’s minutes for approval/amendments.