

**WOODSTOCK PLANNING & ZONING COMMISSION**  
**SPECIAL MEETING**  
**Thursday, July 2, 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. MONTHLY MEETING AT 7:30 PM:**

a) **Call to Order:** Jeffrey Gordon called the meeting to order at 7:35 pm.

b) **Roll Call:**

**Members Present:** Jeffrey Gordon, Frederick Rich, Jeffrey Marcotte, Syd Blodgett, Joseph Adiletta, Timothy Young

**Alternates Present:** Dwight Ryniewicz

**Absent:** Mark Blackmer, Doug Porter, Nancy Fraser, David Morse, Gail Dickinson

**Noted for Record:** Quorum

**Others Present:** Tina Lajoie, Members of the Public

**II. MEETING RULES AND GUIDE:** Chairman Gordon briefly reviewed the rules and regulations associated with the Governor's Executive Orders relative to conducting meetings during COVID-19.

**III. DESIGNATION OF ALTERNATES:** Dwight Ryniewicz was seated.

**IV. CHAIR'S REPORT:** Chairman Gordon thanked the Commissioners and staff for their ongoing work with the Planning & Zoning Commission. The next Planning & Zoning meeting is scheduled for July 16, 2020 during which time there will be a public hearing. Dr. Gordon recommended Commissioners pick up their meeting packets at the Town Hall for the next scheduled meeting due to delays with mail delivery.

**V. NON-RESIDENTIAL:**

a) Second Chance Nutrition (Schaniece Rodriguez), 283 Route 169 (Unit #3) – New Business (change from Toni Perkins LMT back to shake shop).

Tina Lajoie noted the application is complete, and the associated fee has been paid. She did not see any issues with the application.

**Motion** was made by Joseph Adiletta, and **Seconded** by Timothy Young, to approve the above-referenced application as presented. **Motion passed unanimously.**

Mr. Adiletta suggested the applicant review the signage and lighting ordinances for the town.

**VI. NEW BUSINESS:**

Chairman Gordon recommended agenda item b) be moved to the first order of business.

b) 8-24 Review of the Open Space Land Acquisition and Farmland Preservation Committee's proposal to the Town for the purchase of development rights for Maplecrest Farm on Route 169 – Map 5130, Block 29, Lot 56-1.

Commissioner Timothy Young recused himself during this agenda item.

Chairman Gordon shared the map of Maplecrest Farm, noted as Schedule B in the meeting packets. Chair of the Open Space Land Acquisition & Farmland Preservation Committee Dawn Adiletta stated at its last regular meeting, the Committee voted to recommend to the town that the development rights be purchased on this property. The land is approximately 140 acres and abuts other protected land. It is owned by the Young family. She noted the Committee has the funding necessary to purchase this property.

**Motion** was made by Syd Blodgett, and **Seconded** by Dwight Ryniewicz, to issue a favorable report on the above-referenced property. **Motion passed unanimously.**

- a) Discussion of Zoning Regulations about nonconforming uses and structure regarding #SP641-06-25 – 599 Route 169, Rusty Relic mixed use (retail store and residential uses) – This is not a Public Hearing.

Chairman Gordon stated the Commission will need to determine if the current Zoning Regulations allow this mixed use (commercial and residential) in a current residential building and barn because of the non-conforming setback. Commission members received copies of the previous and current Zoning Regulations for reference.

Atty. Roberts stated the property is nonconforming currently as a residential use. The setback required is 75 feet, and the amount required is three feet. For the commercial use, the required setback would be 60 feet. Thus, the nonconformity would be reduced under the proposed new use. He further added the relevant regulatory issue is that the prior regulations had a specific provision which permitted change from one use to another in an existing nonconforming structure as long as the nonconformity wasn't exacerbated. However, that provision was not carried forward into the 2019 Regulations. There is nothing in the 2019 Regulations that state either way about prohibiting or allowing the change of one use to another in a nonconforming structure. It will be up to the Commission to interpret its current regulations.

John Guskowski from CHA Companies participated on behalf of the applicants. He felt the current use and proposed use are both allowable by the current Zoning Regulations and appealed to the Commission to fairly interpret the regulations based on what they believe the intent is.

Dr. Gordon's interpretation was that this is allowable under the current regulations, and thus the special permit application could go forward to a public hearing. After further discussion and review of certain sections of the previous and current regulations, several Commission members felt this is a functional use and allowable.

**Motion** was made by Joseph Adiletta, and **Seconded** by Timothy Young, to **Accept** the Commission's interpretation of the Zoning Regulations to allow the special permit application #SP641-06-25 – 599 Route 169, Rusty Relic mixed use (retail store and residential uses) to proceed to a public hearing. **Motion passed unanimously.**

- VII. ADJOURNMENT:** **Motion** was made by Frederick Rich, and **Seconded** by Timothy Young, to adjourn. **The motion passed unanimously.** The meeting adjourned at 8:19 pm.

The recording of this meeting can be found here: <https://www.youtube.com/watch?v=B8miTSq1iq8>

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.