

**WOODSTOCK PLANNING & ZONING COMMISSION  
REGULATION REVIEW SUBCOMMITTEE MEETING  
THURSDAY, JANUARY, 11<sup>th</sup>, 2018  
7:30 PM  
WOODSTOCK TOWN HALL, ROOM A**

Attendance:

Commissioners: Syd Blodgett, Dorothy Durst, Kenneth Ebbitt (starting with agenda item V), Jeffrey Gordon, David Morse, Douglas Porter, Frederick Rich, and H. Dexter Young.

Staff: Delia Fey

Public: R. Cimochowski, Stewart Morse

- I. The meeting was called to order by Chair Gordon at 7: 31 PM.
- II. Roll call was taken.
- III. Chair Gordon reported on the following: Thank you to Commissioners and to staff for the work that is being done.
- IV. Motion made by Young and seconded by Rich to approve the meeting minutes of December 7<sup>th</sup>, 2017. Motion passed (Yes: Blodgett, Durst, Gordon, Porter, Rich, and Young; No: none; Abstain: Morse; Not Present: Ebbitt).
- V. The Subcommittee continues its review of the Subdivision Regulations.
  - a. Motion made by D. Porter and seconded by F. Rich to change allowed curb cuts to one curb cut per 200 linear feet of frontage on a street/road. There was discussion. The current regulations allow for 1 curb cut per 1,000 feet. The intent of the motion is not to have curb cuts spaced apart by a minimum of 200 feet, but rather to create a "driveway/access yield" so that the maximum number of curb cuts allowed is calculated based upon the total linear frontage on a street/road. For example, if there is 200 feet of frontage, then 1 curb cut is allowed. For another example, if there is 1,000 feet of frontage, then up to 5 curb cuts could be allowed. The actual number of curb cuts that could be done would be dependent on various factors of the property/parcel. It was re-affirmed that the Subcommittee wants the Commission to maintain adequate site lines and safety aspects of any curb cuts, which is what is currently required in the Regulations. Motion made by Young and seconded by Rich to call the question. Motion passed by a 2/3 majority (Yes: Ebbitt, Gordon, Morse, Porter, Rich, and Young; No: Blodgett and Durst; Abstain: none). Vote on the main motion was done and the motion passed (Yes: Durst, Ebbitt, Gordon, Morse, Porter, Rich, and Young; No: Blodgett; Abstain: none).
  - b. There was discussion about lot frontage. For now, the Subcommittee will keep the current language in the Regulations, but may revisit this issue regarding Major Subdivisions and any flexibility that might be allowed in the Regulations regarding lot frontage requirements for conservation design subdivisions.
  - c. There was discussion about common driveways. Pros and cons were discussed. A concern was raised about specifics of who would maintain common driveways and what would happen if common driveways are not maintained (for example, safety concerns). Common driveways are not town property. There was

- discussion about changing the regulations so as not to encourage common driveways, but to allow them to be built, but to be built to town road standards so that they can be better maintained for safety reasons. The Subcommittee wants input from Design Professionals about standards that could be used.
- d. There was discussion about subdivision street/road standards, including the width required and needed of streets/roads. Safety concerns were raised about streets/roads that are built too narrow. The Subcommittee wants input from John Navarro (Town Highway Foreman).
- VI. Citizens' Comments: none.
  - VII. Next Subcommittee meeting is scheduled for February 1<sup>st</sup>, 2018. Agenda is to continue discussion about subdivision streets/roads and to get further input from John Navarro.
  - VIII. Motion made by Porter and seconded by Young to adjourn the meeting. The motion passed unanimously. The meeting was adjourned at 8:45 PM.