



necog

MEMO

To: Jeff Marcotte, Chairman, Planning & Zoning Commission

From: Delia P. Fey, AICP Town Planner /ZEO

Delia

Date: November 8, 2023

Re: Plan of Conservation & Development Update

The Woodstock Plan of Conservation & Development was last updated on March 12, 2015, and now we are due to do the next 10-year update by March 12, 2025. If the update is not completed by that deadline, an extension can be requested of OPM.

You can access the current POCD, the document itself as well as the related maps here: <https://www.woodstockct.gov/planning-and-zoning-commission/pages/plan-conservation-and-development-pocd>

Updating the POCD typically is more involved than what the current contract covers for my services. PZC should determine how extensive an update you want to do, for it to be determined how to proceed, if NECCOG is to do the POCD Update. The POCD Update may require a separate contract.

Recommended Update Process:

1. The PZC should review the entire document and the recommendations to see which changes are appropriate considering the updates as shown below.

Note: I have enclosed the Implementation Table for your review.

- Lake District Zone was approved on 8/21/14.
- PA 490 open space minimum size change was rejected, I think it was in 2015. Does PZC wish to pursue another proposal to make a change?
- The Economic Development Commission meets on a regular basis. They recently did outreach to businesses recently.
- The Affordable Housing Plan was completed 5/5/22 which involved a review of housing needs to see where revisions are necessary. The next step is to determine which changes should be made via the 'Plan Before You Zone' process.
- Zoning Regulations were amended re: accessory apartments with effective date on 12/27/21.
- Cottage Resort District zoning regulations exist now but have not yet been affixed to a particular area of town /or implemented via a zone change.

2. Staff will do research for updates relating to demographics and other details that has likely changed since the last update.
3. Public outreach conducted via online surveys and public info meetings.
 - a. Public meetings can include utilizing the “Plan Before You Zone” process and a SWOT (Strengths Weaknesses Opportunities Threats) review could be used to determine the issues that could be the topics of updates within the POCD.
 - b. Outreach should be done with town boards and commissions specifically.
4. Changes drafted then reviewed at public meetings.
5. Public Hearing to be held before final adoption.

Implementation Table

Implementation Recommendation	Priority Level	Lead Entity	Timeframe
Consider creation of mixed-use zones		PZC	
Create New Application process for nonresidential uses in mixed-use zone		PZC	
Review list of Permitted Uses vs. Special Permitted Uses to see if they encourage new growth and development to occur in community-compatible ways.		PZC	
Create performance standards for new nonresidential development		PZC	
Consider developing Design Guidelines		PZC	
Make landscaping, lighting and parking standards flexible so they work with the neighborhoods with the least disruption.		PZC	
Consider creation of Lake District zoning	✓	PZC	8/21/14
Consider creation of Aquifer Protection Zone		PZC	
Create Open Space Priority List to evaluate when to require open space vs. fee in-lieu in subdivision/resubdivision applications.		PZC	
Implement on PA 490 minimum open space category change via a town meeting	rejected	BOS	2015
Review options for farms as business, for additional income generation opportunities		PZC	
Reconvene Economic Development Commission	✓	BOS	?
Provide budget for EDC	?	BOS	?
EDC do outreach to businesses for input	pending	EDC	?
Create new recreation facilities such as playing fields, basketball court, walking trail, picnic area on 1 or more properties.		DPW	
Expand NECCOG Transit District Offerings for Woodstock residents if demand is high enough.		BOS	
Put up signs identifying Scenic Roads so that residents are more aware		DPW	
Community Livability Assessment			
Seek funding for senior housing to be planned and built if an assessment determines that more senior housing is needed.		BOS	
Review Zoning Regulations in terms of housing needs to see where revisions are necessary	✓	PZC	5/5/22
Promote more senior activity/exercise programs to at-risk populations		Recreation Dept	

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Review if sidewalks and safe road shoulders in areas without are needed. If determined to be a priority for pedestrian safety, then changes need to be made and funding needs to be sought to accomplish that.		DPW	
Revise Zoning Regulations to promote mixed-use zoning		PZC	
Evaluate any measures being considered to encourage affordable housing in the zoning regulations so that distance to necessities, as obstacles to affordability, are taken into account.		PZC	
Consider revising minimum standards for accessory apartments and multi-family housing.	✓	PZC	12/27/21
The Subdivision Regulations need to be updated per changes in the Zoning Regulations.		PZC	
Consider expanding industrial use zone or create new one		PZC	
Consider seeking regional development agreements where Woodstock could invest in order to benefit from tax revenues without having to host the development and pay for costs associated with it.		BOS	
Consider creating Cottage Resort Floating District and affix it to Solair Recreation League's property.	zone exists	PZC	
Consider creating a Route 169 Scenic Byway Overlay Zone or simply a new zone along Route 169		PZC	
Consider a zone change for a Village District		PZC	
Promote understanding that historical and cultural resources contribute to economic vitality, i.e. promote heritage tourism.		WHPC, PZC, EDC	
Consider appropriate zoning uses within historic villages that allow for growth and respect historic character.		PZC	
Establish a mechanism for engaging the town's historical commissions (District and Properties) regarding planning issues that affect historic resources in Woodstock.		PZC	