

Woodstock Planning & Zoning Commission

MONTHLY BUSINESS MEETING

Thursday, September 7, 2023

7:30 PM

WOODSTOCK TOWN HALL, MEETING ROOM 1 & VIRTUAL via Zoom

The state statute currently allows for in person meetings unless quorum or more requests virtual meetings. Because of virtual attendance, this meeting is being recorded. This procedure has been reviewed and approved by Town Attorney Richard Roberts.

This meeting can be viewed at: <https://youtu.be/kavuKXCXYoU>

1. **Call to Order**- Chairman Jeffrey Marcotte called meeting to order at 7:31 pm
 - a. Roll Call- Noted for record: Quorum
Members Present- Jeffrey Marcotte (Chair), Dwight Ryniewicz, Doug Porter, David Morse, Mark Blackmer
Members Present via Zoom - None
Members Absent- Nancy Fraser, Jeffrey Gordon, Joe Polulech, Dean Gould, Syd Blodgett, Timothy Young, Joseph Adiletta
Others Present- Delia Fey (Town Planner), Assistant Planner Cameron James and Recording Secretary Amy Monahan. Several members of the public including Jose Macho, Kathleen Ellison, Mike Allen, Jen McDowell, Juliet Hanson, Rania Baik, Heather Driscoll, Linda McGee, Joan Rivers Bardwell, Laura Curly, Julie Cordin, Jeff Driscoll, Erin Yasgar, Cindy Backard, Marty Weiss, Otto Inkleman and more. Public attendance via Zoom: Town Attorney Rich Roberts, Greg Glaude of Killingly Engineering and several members of the public including Kathy Wagner, Susan Weiss, Pam Barber, Kathy Barach and others.
 - b. Designation of Alternates: Doug Porter was seated
 - c. Pledge of Allegiance: Jeffrey Marcotte led the Pledge of Allegiance
2. **Chair's Report**
 - a. Cameron James was introduced as planner assisting Delia Fey at NECCOG in attendance tonight.
3. **Citizens' Comments**
 - a. None
4. **Meeting Minutes**
 - a. August 17, 2023 Monthly Business Meeting
 - i. David Morse made ***Motion** to accept the minutes from August 17, 2023 as presented. ***Seconded** by Doug Porter. ***The motion passed unanimously.**
5. **Old Business**
 - a. #623-12-14M-79 New Sweden Road, Melissa and Nathaniel Philbrick, subdivision modification: Lot Line Adjustment
 - i. Greg Glaude is representing the applicants via Zoom. He reviewed the proposed lot line adjustment with the commission. Greg noted that the approval from NDDH has been received.
 1. Doug Porter made a ***Motion** to approve #623-12-14M-79 New Sweden Road, Melissa and Nathaniel Philbrick, subdivision modification: Lot Line Adjustment as presented. ***Seconded** by Dwight Ryniewicz. ***The motion passed unanimously.**
 - b. Review of Home Occupation Permit Applications (if any)
 - i. None to review at this time

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- c. Zoning in Woodstock: An Overview
 - i. Delia Fey created a document to present the purpose and process of Zoning in Woodstock and reviewed that document with the audience.
- d. Draft Text Amendment of Zoning Regulations, re: Short-term Rental
 - i. The most current draft of proposed short term rental regulations was sent to commissioners for review (note: the draft on the Town Website is not the most current draft). Delia Fey reviewed some changes made to create the current draft that allows both community and lake districts to permit hosted short term rentals according to zoning regulations and allow unhosted short term rental only by special permit.
 - ii. Several members of the public had specific questions about short term rentals. It was noted that the topic is only in the preliminary discussion stage. When the proposed regulations are complete, they will be published for review and go to a public hearing for the input of residents.
 - iii. Martin Weiss noted the rights of homeowner and possible limits to the zoning commission regulations in order to uphold homeowner's rights.
 - iv. Linda McGee asked how the total number of persons in the rental would be addressed and referenced the current limit of 4 adults. Otto Inklemen noted his current rental situation and noted that limiting the adults to 4 would eliminate many of his rentals when the home adequately supports more than 4 persons with ease.
 - v. Many public comments were made including the compliment to the commission for taking the time to listen to the public concerns and invitations to visit current rental locations to learn more about the popular rental process.
 - vi. Delia Fey reviewed a memo she submitted to the commission with recommendations including not to define relationships/families and to create regulations that are enforceable.
 - vii. David Morse suggested obtaining the documents that renters are subject to in order to better understand what regulations are currently in place.

6. Citizens' Comments

- a. None

7. Correspondence

- a. None

8. Adjournment

- a. Mark Blackmer made a ***Motion** to adjourn. ***Seconded** by David Morse. ***The motion passed unanimously**. The meeting adjourned at 8:55 pm.

*Respectfully submitted by Amy Monahan, Recording Secretary. DISCLAIMER: These minutes have not yet been approved by the Planning & Zoning Commission. Please refer to next month's meeting for approval/amendments.