

**PLANNING & ZONING COMMISSION
CONTINUED PUBLIC HEARING
MINUTES – NOVEMBER 15, 2001**

Present: F. Rich, D. Young, S. Child, S. Rotival, G. Dickinson, M. Wilson, R. Anderson, S. Adams
Absent: T. Looby, E. Higgins, S. Woodward
Others: Valerie Ietto, Mr. & Mrs. Milton Hill, Mark Zulkowicz, Michael Healey, Robert Messier, Terry Bellman

CONTINUED PUBLIC HEARING

1. CALL TO ORDER

Chair Adams called the meeting to order at 7:36 p.m.

2. DESIGNATION OF ALTERNATE

Stephen Child, G. Dickinson & Duane Frederick were designated.

3. #444-01-05 Route 197 – 26-lot Subdivision – Muirfield Development

Robert Messier of Messier & Associates represented this application. Messier stated D.O.T. noted what areas to be addressed, namely, sightline-improvement by cutting the crest of the hill, eliminate the milkroom on the barn, a plan of profile for lot 21 and 22 has been requested. Plan of profile has been requested for the widening of the road. Messier noted two feet would be removed from crest of hill and cross sections of 100 before and 100 feet after the hill.

Messier noted the board discussed including lot 8 as open space. Twenty-two acres adjacent to the road would be deemed as open space with an additional 27 – 28 acres as conservation easement area. Messier explained to the board that the applicant would be willing to swap the 22 acres previously designated as “open space” for 4 acres (lot 8).

Messier noted the applicant would be giving up 58 acres between the conservative easement and open space land. Messier addressed items from Design Professionals. Messier noted 22.7 acres for open space and 27-28 for conservation easement with 9 acres on north side and south side, encompassing 58 acres for the project. Muirfield was designating 17.42 dry acres to the town, more than required by the regulations. The Commission would review the conservation easement prior to acceptance. G., Dickinson, S. Child would accept the 4-acre lot swap while F. Rich, S. Rotival, M. Wilson, R. Anderson, D. Frederick, D. Young would prefer to retain the original 22 acres along Rt. 198 as “open space”. F. Rich noted the objective is to eliminate houses and cuts along Route 197. S. Adams expressed concern for restoring the 22 acres that was gravel mined to original reclamation and accessibility (pedestrian) to the open space/easement. Mark Zulkowicz stated Muirfield would not provide a pedestrian access to the lot 4 property of the previously approved Eisenhower subdivision. The applicant will need to resubmit revised plans for modification of an access to the 22 acres to Design Professionals. The house placement of the meadow lot will be 300 feet from the north property line. The Board concurred the 22 acres should be retained after reclamation of the 3 to 4 acres of the 22 acres.

**PLANNING & ZONING COMMISSION
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MOTION TO CONTINUE THE PUBLIC HEARING TO THE DECEMBER MEETING BY D. YOUNG AND EXPRESSED HIS APPRECIATION TO THE SURVEYOR AND THE APPLICANT FOR THEIR COOPERATION IN WORKING WITH THE BOARD, SECONDED BY S. ROTIVAL. MOTION UNANIMOUSLY CARRIED.

? → **SP449-01-10 & 450-01-11 Route 169/Green Rd – 21-lot Subdivision - Muirfield Development**

Michael Healey of Healey & Associates represented the applicant. Chair Adams read comments from Design Professionals into the record. Mr. Healey addressed the 4 items from Design Professionals and noted "open space" acreage would be 35.56 acres. The property has the potential for 71 lots and the applicants are proposing 21 lots.

Lot 15 is situated in the open space and adjacent to 1000 acres of state property. It was the consensus of the board that lot 15 be added to the open space in exchange for open space on the west side. Chair Adams requested modifications to the plan to show lot 15 added to open space with a town driveway accessing Route 169 then giving lot 14 a shared driveway easement over town property. The driveway will be 22 feet wide then narrow to 18 feet with a turnout for parking, beyond parking area drive narrows to 12 feet. It was the consensus of the board that the town should retain ownership of the open space on the Rt. 169 and Green Road subdivision.

Valerie Ietto questioned if the drive would belong to a private association. The answer was "no".

MOTION BY F. RICH TO CONTINUE PUBLIC HEARING TO THE DECEMBER MEETING WITH MODIFICATIONS AND THANKED APPLICANT FOR COOPERATION IN WORKING WITH THE BOARD, SECONDED BY R. ANDERSON. MOTION CARRIED UNANIMOUSLY.

MONTHLY MEETING

1. **CALL TO ORDER**
2. **DESIGNATION OF ALTERNATE**
Designated alternates will remain.
3. **ADOPTION OF MINUTES OF OCTOBER 18, 2001**
MOTION TO APPROVE MINUTES OF OCTOBER 18, BY R. ANDERSON, SECONDED BY D. YOUNG. MOTION CARRIED UNANIMOUSLY.

MOTION TO ADD MINUTES OF OCTOBER 27 AND NOVEMBER 3 TO THE AGENDA BY F. RICH, SECONDED BY D. YOUNG. MOTION CARRIED.

**PLANNING & ZONING COMMISSION
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MINUTES – NOVEMBER 15, 2001**

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G. Dickinson noted corrections to the minutes as she was present at the site walks and Ed Vonderheide was present at the November 3rd site walk.

4. OLD BUSINESS

#444-01-05 Route 197 – 26-lot Subdivision-Muirfield Development

Continued to December.

SP449-01-10 Route 169/Green-21-lot Subdivision-Muirfield Development

Continued to December.



#450-01-11 Route 169/Green-21-lot Subdivision-Muirfield Development

Continued to December.

5. NEW BUSINESS

S. Rotival stated Town of Hebron is offering exemption for farm machinery from \$100,000 to \$200,000. He would like the matter researched to provide the same exemption to the farmers in Woodstock. S. Rotival is to check with the town assessor and report at the December meeting.

6. CITIZENS COMMENTS – NONE

7. OTHER BUSINESS

CITIZENS NATIONAL BANK BOND - T Bellman checked the property on Rt. 171 and felt as though more could have been done for reclamation. He suggested the Board have a site walk to examine the area and make the determination for completeness. The board will have a site walk for the Route 171 Citizens National Bank property on November 24 at 10:00 a.m.

T. Bellman will invite John Nutter of Citizens National Bank to attend the site walk.

S. Adams stated that E. Higgins and M. Wilson will not be on the elected board, therefore, the chair would like submit their names for appointment as alternates since both have been instrumental in putting together the entire Plan of Conservation & Development. The board unanimously concurred.

D. Young stated Brian Sheldon's gravel bank on Senexet Road has been reclaimed except for grass seed. T. Bellman will notify him and request that he seed the Senexet Road project.

8. CORRESPONDENCE & BILLS

A grant potential notification was read. S. Adams explained the necessity in acquiring a town planner. He noted if a planner were available, grants may be more readily available to the town. Since the proposal was rejected last year, the position will be brought to the selectmen for consideration again this year.

Bills for payment include: Design Professionals: \$770.02, \$161.27, \$608.75, \$617.50 Norwich Bulletin: \$106.90 Putnam Town Crier: \$36.00

MOTION TO PAY THE BILLS BY M. WILSON, SECONDED BY G. DICKINSON. MOTION CARRIED.

**PLANNING & ZONING COMMISSION
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9. **ADJOURNMENT**
MOTION TO ADJOURN BY D. YOUNG. SECONDED BY M. WILSON.
MOTION CARRIED.
Meeting adjourned at 9:55. p.m.

Respectfully submitted,



Patricia L. Gilman, Clerk
Planning & Zoning Commission

**WOODSTOCK PLANNING & ZONING COMMISSION
PUBLIC HEARING & MONTHLY MEETING
THURSDAY, DECEMBER 20, 2001 – 7:30 P.M.**

AGENDA

PUBLIC HEARING

- 1. **CALL TO ORDER**
- 2. **DESIGNATION OF ALTERNATE**
- 3. **#444-01-05 ROUTE 197 – 26-LOT SUBDIVISION – MUIRFIELD DEVELOPMENT
SP449-01-10 & #450-01-11 RT 169 & GREEN ROAD – 21-LOT SUBDIVISION – MUIRFIELD DEVELOPMENT**

MONTHLY MEETING

- 1. **CALL TO ORDER**
- 2. **DESIGNATION OF ALTERNATE**
- 3. **ADOPTION OF MINUTES FOR NOVEMBER 15, 2001 & SITE WALK- NOV. 24, 2001 -CITIZENS NATIONAL BANK PROPERTY; SPECIAL MEETING DECEMBER 11, 2001**
- 4. **OLD BUSINESS
#444-01-05 ROUTE 197 – 26-LOT SUBDIVISION – MUIRFIELD DEVELOPMENT
SP449-01-10 & 450-01-11 RT 169 & GREEN ROAD – 21-LOT SUBDIVISION – MUIRFIELD DEVELOPMENT**
- 5. **NEW BUSINESS
#454-01-15 RT. 171 & 169 – 2-LOT SUBDIVISION – RONALD SHELDON & LINDA BLACKMER
#455-01-16 RT 171 – 1-LOT SUBDIVISION – PAUL & RUTH BRETON**

ELECTION OF OFFICERS

- 6. **CITIZENS COMMENTS**
- 7. **OTHER BUSINESS**
- 8. **CORRESPONDENCE & BILLS
Letter from Syd Blodgett re: GIS Mapping Review drain calculations Deer Meadow; Letter from SYD Blodgett re:Green Rd & RT 169 Bills: Design Prof: \$102; \$158.75**
- 9. **ADJOURNEMENT**

**PLANNING & ZONING COMMISSION
PUBLIC HEARING & MONTHLY MEETING
DECEMBER 20, 2001**

Present: S. Adams, F. Rich, D. Young, M. Wilson, S. Woodward, S. Child, A. Rotival,
G. Dickinson, R. Anderson, D. Clapgood Absent: D. Frederick Others: Ed.
Vonderheide, Mr. & Mrs. Merton Hill, Mark Zulkowicz

PUBLIC HEARING

1. Call To Order

Chair Steve Adams called the meeting to order at 7:35 p.m.

2. Designation of Alternate

Margaret Wilson was designated as alternate.

3. PUBLIC HEARING

#444-01-05 Route 197 26-lot Subdivision-Muirfield Development

Chair Adams read the letter from Messier & Associates asking for a continuance to January. Messier noted all modifications have been completed at this time.

**MOTION TO CONTINUE TO THE JANUARY MEETING BY F. RICH,
SECONDED BY R. ANDERSON. MOTION CARRIED UNANIMOUSLY.**

**#449-01-10 & 450-01-11 Route 169 & Green Road – 21-lot Subdivision –
Muirfield Development**

Chair Adams opened the public hearing and read into the record a memo from Design Professionals of December 18, 2001. But Mr. Healey, not present as yet, should arrive by 8:30 p.m. It was the consensus of the board to keep the public hearing open until Mr. Healey arrives.

MONTHLY MEETING

1. Call to Order

Chair Adams introduced new member David Clapgood

2. Designation of Alternate

David Clapgood was also designated as alternate.

**3. Adoption of Minutes for November 15, 2001; Site Walk November 24, 2001-
Citizens national Bank Property and Special Meeting December 11, 2001**

F. Rich noted Page 2 first sentence should be “undeveloped land” and not state property. Under Other Business: should read E. Higgins and M. Wilson are appointed as members to the Plan of Conservation & Development.

**MOTION TO APPROVE AS AMENDED BY D. YOUNG, SECONDED BY
R. ANDERSON. MOTION CARRIED.**

Stephen Adams swore in Gail Dickinson as member of Planning & Zoning Commission.

**PLANNING & ZONING COMMISSION
PUBLIC HEARING & MONTHLY MEETING
DECEMBER 20, 2001**

4. New Business

#454-01-15 Route 171 & 169 2-lot Subdivision-Ronald Sheldon & Linda Blackmer
Withdrawn until the January meeting

#455-01-16 Route 171 1-lot Subdivision-Paul & Ruth Breton
Chair Adams read the contents of the file: application, receipt, transmittal letter from Patrick Rodgers of DOT, transmittal letter from NDDH and IWWA notation as no wetlands on the property.
Charles Normandin of Normandin & Associates represented the applicants.
D. Young suggested that the application be reviewed by Design Professionals due to the cut in the hillside.

MOTION TO ACCEPT AND BE REVIEWED BY DESIGN PROFESSIONALS BY D. YOUNG, SECONDED BY G. DICKINSON. MOTION CARRIED UNANIMOUSLY.

5. OLD BUSINESS

#444-01-05 Route 197 – 26-lot Subdivision – Muirfield Development
Continued to January.



#449-01-10 & 450-01-11 Route 169 & Green Road – 21-lot Subdivision-Muirfield Development
Chair Adams read a letter from Syd Blodgett of the Conservation & Open Space Committee, the final letter from Design Professionals noting four items for consideration.

6. CITIZENS COMMENTS

Ed Vonderheide requested land not be used if grade is 15% or more. F. Rich noted the board purposely did not incorporate that requirement due to back land not being able to be utilized.

7. OTHER BUSINESS

8. CORRESPONDENCE & BILLS

Chair Adams read a letter along with a draft of a questionnaire for review by the board and compiled by the Conservation Commission from Jean Pillo for distribution to those applying for subdivision. Copies were distributed to members for their input at the January meeting.

Bills were presented from Shaw Stationers for \$143.76; PTC \$102; Design Professionals \$158.75;

MOTION TO APPROVE PAYMENT OF THE BILLS BY S. WOODWARD, SECONDED BY D. CLAPROOD. MOTION CARRIED.

**PLANNING & ZONING COMMISSION
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DECEMBER 20, 2001**

Chair Adams read a letter from S. Blodgett to E. Wetzel pertaining to DesLauriers Municipal Solutions requesting continued assistance from Amy Snelling in reviewing the GIS information for corrections & deletions. Chair Adams is to notify Syd Blodgett if Ms. Snelling is willing to complete the project. Robert Messier submitted his letter summarizing the Valgo project on Paine District.

Stephen Child walked the site at Citizens and noted the grass did not take, burms need to be adjusted and stump piles removed. John Nutter of Citizens National Bank is aware of the work needed to complete the project and will complete the clean up.

→ **Resumption of public hearing #449-01-10 and 450-01-11 Rt. 169 & Green Road-Muirfield Development**

Chair Adams read the letter from Healey & Associates noting all requested changes having been completed. Michael Healey and Mark Zulkowicz of Muirfield Development were present to substantiate and note the requested changes.

Chair Adams read Syd Blodgett's, Open Space & Conservation, letter requesting retaining the natural characteristics when subdivision applications are received. Mike Healey of Healey & Associates arrived. Mark Zulkowicz duly noted the hard work by the Board, Healey & Associates and Muirfield Development in meeting all requirements.

**MOTION TO CLOSE THE PUBLIC HEARING BY D. YOUNG,
SECONDED BY R. ANDERSON. MOTION CARRIED.**

Chair Adams noted all easements must be filed prior to the sale of any lots with easements on those lots. Chair Adams stated Town Counsel will review the easements upon submission. Having met the requirements from the board and Design Professionals, a motion was in order.

**MOTION TO APPROVE #SP449-01-10 AND #450-01-11 WITH
CONDITIONS NOTED BY DESIGN PROFESSIONALS IN ITEMS 3 AND
4 BY R. ANDERSON, SECONDED BY D. YOUNG.**

**MOTION TO AMEND MAIN MOTION TO #449-01-10 AND #450-01-11
WITH CONDITIONS NOTED BY DESIGN PROFESSIONALS IN ITEM 3
AND 4 AND CONSERVATION EASEMENTS WITH FINAL
EASEMENTS REVIEWED BY TOWN COUNSEL BY S. WOODWARD,
SECONDED BY D. YOUNG. MOTION TO ADD CARRIED
UNANIMOUSLY**

Chair Adams added no lots are to be sold until filing of easements.

**PLANNING & ZONING COMMISSION
PUBLIC HEARING & MONTHLY MEETING
DECEMBER 20, 2001**

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ELECTION OF OFFICERS

NOMINATIONS TO ELECT S. ADAMS AS CHAIR, SUZANNE WOODWARD AS SECRETARY AND DEXTER YOUNG AS VICE CHAIR BY F. RICH, SECONDED BY S. CHILD. Hearing no other nominations, nominations closed.

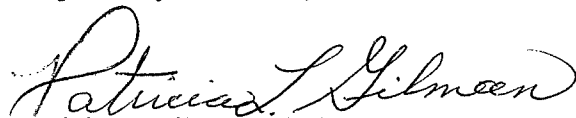
ROBERT ANDERSON MOVES NOMINATIONS BE CLOSED AND THE SECRETARY CAST ONE BALLOT FOR THE LISTED NOMINATEES, SECONDED BY G. DICKINSON. CARRIED.

9. ADJOURMENT

**MOTION TO ADJOURN BY H. D. YOUNG, SECONDED BY F. RICH.
MOTION CARRIED UNANIMOUSLY.**

Meeting adjourned at 9:25 p.m.

Respectfully submitted,



Patricia L. Gilman, Clerk
Planning & Zoning Commission

TO: LINDA LEMMON, PUTNAM TOWN CRIER
FROM: PATRICIA L. GILMAN, CLERK, P&Z
DATE: DECEMBER 21, 2001
RE: LEGAL PUBLICATION – DECEMBER 28, 2001

TOWN OF WOODSTOCK
PLANNING & ZONING COMMISSION

At the December 20, 2001 public hearing the following action was taken: #444-01-05
Route 197- 26-lot Subdivision-Muirfield Development -Continued; SP449-01-10 & 450-
01-11 Route 169 & Green Road-21-lot Subdivision-Muirfield Development-- Approved
with conditions; at the monthly meeting the following action was taken: #455-01-16
Route 171 – 1-lot Subdivision-Paul & Ruth Breton-Accepted for January.
Stephen J. Adams, Chair