

Woodstock Planning and Zoning Regulation Review Subcommittee Minutes

Thursday, February 3, 2011 Lower Level, Woodstock Town Hall 7:30 PM

1. The meeting was called to order at 7:38 PM
2. Roll Call: J. Adiletta, K. Goldsmith, D. Durst, D. Fortin, G. Dickinson, Staff: D. Fey, Planner Excused absences: J. Gordon, D. Young, F. Rich,
3. Minutes for January 6, 2011 were approved (J. Adiletta / K. Goldsmith)
4. Citizen's comments - none
5. Discussion Article VI, DRAFT Zoning Regulations:
 - a. Earth / Sand and Gravel Operations regulations, picking up at Article VI, C.5.B to remove redundant information that is elsewhere in the regulations for Special Permits and/or throughout the E&G Operation section or for the purposes of clarifying the different between application requirements and standards for the E&G Operations.

Fey clarified an issue of confusion that came up at the January meeting regarding the difference between the accuracy and the scale of a map. Two handouts were distributed describing the difference between the two subjects. Fey's summary:

An A2 survey is the most accurate type of survey we will receive for land use applications. We cannot rely on the dimensions on a site plan or survey unless they are to an A2 standard of accuracy. A survey of any level of accuracy can also (independently) be at just about any scale. I say "just about" because at some point it would be far too expensive and not particularly useful to have a highly accurate map at a scale showing a huge area, for instance the whole town or a state, because of the detail involved.

The scale of a map is more about how much land area is shown in a given space on paper in comparison to a different size area of land that can be shown on the same size sheet of paper. For instance a typical USGS map is at a scale of 1:24,000 (1 unit on paper = 24,000 units on the ground) and shows portions of several towns on one sheet of paper similar in size to the surveys that we receive in applications which are often at a scale of 1:40 (1 inch on paper = 40 linear feet on the ground) and usually only show one property in much more detail.

The DRAFT regulations were discussed, the changes are on file. The notable changes agreed to by the Subcommittee are reflected below:

- The threshold for earth and gravel operations was reduce from 20,000 CY to 15,000 CY per year regarding potential further limits such as for hours of operation and off-site material's processing.

- All pertinent references to ‘map’ or ‘plan’ where it should say ‘Site Plan’ were so modified to be consistent with state statute.
- No more than 5 acres of land may be disturbed at one time.
- All references to bonding and landscaping will be relocated to or incorporated as needed into the separate section within the Zoning Regulations on those topics to create consistency throughout.
- All information regarding erosion and sedimentation specific to earth and gravel will remain in this section but the rest will be relocated to the separate section on erosion and sediment control plans.
- Access drives are to be a minimum of 30’ wide at junction with roadway flaring down to 18’ wide or as otherwise required by the Commission.

The Subcommittee completed the review of the Earth and Gravel Operations draft Regulations.

b. Lighting Regulations – tabled till the next meeting

6. Agenda for March 3, 2011 Subcommittee meeting

The remaining sections to be drafted and reviewed for the Zoning Regulations that are included on the strategic plan will be on the next agenda: Lighting, Landscaping, Parking, Public Notification, Hearings and Post-Approval Procedures and Aquifer Protection. D. Durst drafted a section on Bonding that was reviewed by D. Fey. Fey will have the DRAFT section on Bonding reviewed by B. Rich, Treasurer and by G. Semprebon, Design Professionals, once their feedback has come back Fey will make revisions as needed and provide to the Subcommittee. The DRAFT Bonding section will be incorporated into the overall draft and will be reviewed by the Subcommittee during the page – by –page review.

7. Adjournment was at 12:20 PM (K. Goldsmith / G. Dickinson)