

Woodstock Planning and Zoning Special Regulation Review Subcommittee

October 1st, 2015 Lower Level, Woodstock Town Hall

1. Call to Order was at 7:32 PM by Chair J. Gordon. J. Gordon asked that a moment of silence be observed to reflect upon those killed and injured in the Oregon college campus shooting.
2. Roll Call: J. Adiletta, S. Blodgett, K. Ebbitt, J. Gordon, D. Porter, F. Rich, D. Young. Planner D. Fey.
3. August 6th, 2015 Minutes: approved unanimously (F. Rich/J. Adiletta).
4. Citizen comments: none
5. Chair's report:
 - Thanks to everyone, whose hard work is appreciated.
 - Please RSVP for the monthly meeting so the Chair can know in advance if a quorum will be present, in order to conduct the two Public Hearings.
 - The Chair has prepared one document: Status Report of Subcommittee Action Items regarding Subdivision Regulations.

6. Discussion: Subdivision Regulations

Focusing on Subdivision Regulations, the Commission continued its discussion on several concepts.

- Should conservation subdivision requirements apply to every subdivision application? Only to projects above a certain # of lots? Only to projects above a certain parcel size?
- How to handle resubdivisions?
- Consider a conservation/open space priority map so to be better able to decide when and where to apply conservation/open space set aside and when and where to accept a fee in lieu payment.
- What minimum lot size to use? ?keep 0/75 acre. ?go to 1 or 1.5 acre?
- Size of a parcel is not the only factor for determining its conservation value, but also so does its location in town.
- Consider taking into account different aspects of the land to be developed in calculating how open space/conservation set aside is calculated.
- Getting more input from a land appraiser and from the Ag community.

Planner D. Fey presented a document outlining information about the residential lot sizes that have been sold in approved subdivisions since 2000.

There was discussion about considering the development of a map that shows the co-existing conservation priorities as outlined in the Subdivision Regulations, Chapter VI, Section 2, Items a-g. There was discussion about broadening this type of map to show other co-existing features. Does NECCOG have the GIS data? If yes, then how much would it cost to develop such a set of maps?

7. Agenda for next meeting:

- The Commission will continue to review various aspects of the Subdivision Regulations.
- Planner D/ Fey and Chair J. Gordon will query NECCOG about the following:
 - Can a co-existing features map/GIS data set be developed for Woodstock using the conservation priorities as outlined in the Subdivision Regulations, Chapter VI, Section 2, Items a-g, as well as other data from currently existing maps and data sets?
 - How much would such a map/GIS data set be estimated to cost?
 - What timeframe would be needed to create such a map/GIS data set?
 - When could NECCOG attend for free a Subcommittee meeting to discuss preliminarily this topic?
 - Who currently owns the GIS data used to create the maps for the POCD document?

8. Adjournment: unanimously approved (motion F. Rich/D. Young) at 9:01 PM

Submitted by PZC Chair, J. Gordon