

Woodstock Planning and Zoning Special Regulation Review Subcommittee

November 5, 2015 Lower Level, Woodstock Town Hall

1. Call to Order was at 7:35 PM by Chair J. Gordon.
2. Roll Call: J. Adiletta, F. Rich, S. Blodgett, D. Porter, D. Young, G. Dickinson, J. Gordon, K. Ebbitt, D. Durst. Planner D. Fey. Guest: Jim Larkin, NECCOG
3. Oct 1, 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 Public Hearing.
6. Discussion: Subdivision Regulations

Focusing on Subdivision Regulations and the Conservation Priority Requirements that an applicant must address, the Commission asked Jim Larkin, NECCOG, to review the possibility of creating map sets to address Article VI, Section 2 items a-g as well as other data from maps and data sets.

Mr. Larkin pointed out that in the process of creating the maps for Woodstock's POCD, several of the data sets were compiled and much of the data is readily available in the files at NECCOG. Since Woodstock is a contributing town to NECCOG already, much of the work being considered would be at no additional cost. This is dependent upon the required materials being relatively basic and easily accessed. If other, deeper data manipulation is requested, typically NECCOG charges a base fee such as \$55 per hour with the option of having a cap on the total that may be expended. The amount of time needed to complete the work depends on the complexity of what is requested, but as of this discussion, the request does not seem that it would be extremely time consuming.

The Green Valley Institute has some of the data available that Woodstock is considering. He will want to review the newest update for co-occurring natural diversity database, as this constantly changes with seasons and with the happenstance that something is seen in a natural area. The Large Forest Blocks of 100 acres or more/ prime soils will have to be extracted from a larger database, for example, since there may not be such data readily available. Exploring what data has recently been collected may reveal ready access to some of the most specific items that are required, such as large forest blocks, prime forest soils, and trails/recreation areas. A map of scenic vistas could be created, but would require Commission input as to what areas it considers to be scenic vistas.

Mr. Larkin noted that there is already data for creating maps about soils, scenic roads, natural diversity, and historic/archeological sites.

Mr. Larkin asked about the format in which the Commission would want to receive the materials. Should it be only electronic, which allows zooming in closer and allows the data to be projected in a meeting? Planner Fey reminded the Commission that data introduced at a meeting and discussed there must also be submitted in paper form to be part of the file. J. Gordon noted that printing many maps costs money, especially if large size and if in color. Also, maps need updating, so using only pointed copies can add to expenses when maps need updating. Using electronic version can better allow for review of the data on the maps, using maps to show various sets of co-existing resources, and still allows for flexibility in

printing maps when needed. Also, showing maps and data sets on the computer projection screen can help the public see what the Commission is seeing.

Chairman Gordon noted that whatever the Commission should contract for may be helpful to other Boards and Commissions and should be easily shared. The Commission can let other boards and commissions know of this work so can get any input from them that may be needed. He noted work being done by the Conservation Commission, the Ag Commission, and the Historic District Commission.

G. Dickinson inquired about a map showing Woodstock's stonewalls, to which Mr. Larkin noted that there is a document which happens, because it is in black/white, to clearly allow stonewalls to be seen.

D. Young asked if a map is available showing discontinued and abandoned roads. Although Mr. Larkin doubted the existence of data that shows these roads, Planner Fey pointed out that there might be an old paper map the Town may have (she referred to it as "Marvin's map") that may show them.

J. Gordon asked if any maps and datasets prepared for Woodstock could show the surrounding features in abutting towns, including over the border in Massachusetts.

Mr. Larkin talked about various computer programs that could be used by the NECCOG and the Commission for using the datasets and maps. He will provide further information to the Commission.

It was noted that the datasets and maps could be used not just for town-wide planning purposes, but also for reviews of individual land parcel applications.

7. Other:

D. Durst asked that the Commission review at an upcoming meeting current Bed and Breakfast Regulations in light of AIRBNB which is trending all over the United States. Handouts with some background information were distributed. J. Gordon noted that this item would be placed on the agenda for this month's Commission meeting.

K. Ebbitt asked for a copy of the recommendations sent to us by the Ag Commission, for himself as well as for any of the newer Commission members.

8. Agenda for next meeting:

The Commission will continue to review various aspects of the Subdivision Regulations.

J. Gordon and D. Fey will coordinate with J. Larkin about him coming back to the Subcommittee for a follow up discussion and presentation, as well as a tutorial about what can be done.

9. Adjournment: (motion F. Rich/G. Dickinson) was at 9:00 PM

Submitted by PZC Chairman, J. Gordon