

MEETING MINUTES

I. MONTHLY MEETING AT 7:30 P.M.

- a. Call to Order - Meeting was called to order by Jeff Gordon at 7:32p.m. Noted that there is a quorum.
- b. Roll Call – Jeff Gordon, Fred Rich, Doug Porter, Duane Frederick, Ken Ebbitt, Dorothy Durst, Joseph Adiletta, Syd Blodgett, Dexter Young, Gail Dickinson (arrival @ 7:45pm.) Tina Lajoie (Acting ZEO), Laura Gagne (recording secretary)

**MOTION TO MOVE ITEMS #3 AND #5 TO AFTER ITEM #13 MADE BY D. DURST, SECONDED BY K. EBBITT.
MOTION PASSED UNANIMOUSLY.**

II. CITIZENS' COMMENTS – NONE

III. DESIGNATION OF ALTERNATES – K. Ebbitt, D. Frederick, D. Porter

IV. NON-RESIDENTIAL ZONING PERMITS/NEW BUSINESS

- a. 7 Pole Bridge Road, Adam Golka, Lost Elm Brewing Co. (storage in garage) – Change of business from Paramount Glassworks: J. Gordon noted for the record that T. Lajoie is doing the ZEO work. T. Lajoie states that the applicant, Adam Golka, has his primary business in Southbridge, MA and resides in Woodstock and is required to have a business location in CT in order to distribute beer to CT. The garage area of the property will be for storage only, no changes to the building. J. Gordon asks if basically a change in business. J. Adiletta asked about needing a liquor permit. T. Lajoie says he will get State of CT liquor permit. **MOTION TO APPROVE AS PRESENTED MADE BY J. ADILETTA, SECONDED BY D. YOUNG. MOTION PASSED UNANIMOUSLY.**
- b. 158 Rte 171 (Fern's Plaza), Frank Olah, Bloom on Woodstock Hill/Design in a "Fun" Way – Artique studio for flower design – Change of business from Tedeschi Real Estate: T. Lajoie explains that the application is complete, there's no change to the building, no NDDH approval is needed. Frank Olah, owner, states that the business will be of floral design, an evening activity. All classes will be at night. Mr. Olah shows photo of the kind of sign to be used. J. Gordon states that the sign is a 2nd permit. Mr. Olah also says that the BYOB is not an issue with the Health Dept. J. Adiletta asks about selling coffee or tea, as it is on the application. Mr. Olah states that should be amended, they will not be selling anything except prepackaged products and bottled water, no tea or coffee. D. Durst inquires as to the parking. Mr. Olah states that the parking will have 18 spots. This business takes place in the evening therefore parking will not be an issue with the other businesses. **MOTION TO APPROVE AS PRESENTED W/AMENDMENT OF NO SELLING COFFEE OR TEA MADE BY J. ADILETTA, SECONDED BY D. FREDERICK. MOTION PASSED UNANIMOUSLY.**

J. GORDON NOTES THAT G. DICKINSON ARRIVED AT 7:45P.M., CHANGE IN ALTERNATES: REMOVED D. PORTER

V. NEW BUSINESS

- a. #SP575-07-11-M2 Linemaster Switch Corporation, 29 Plaine Hill Rd. – Modification of Special Permit to create 18 parking spaces: T. Lajoie explains that she went out to the site and took photos, which were included in packet. The reason for permit is safety, too many people are parking in the grassy area. They will need to move lighting 20-25ft. There is no issue with Fire Marshal, fees are paid,

application is complete. J. Gordon explained that it was not necessary to go to public hearing if non-substantive changes. D. Durst suggests a public hearing because of safety issue. J. Gordon polls the commissioners and consensus is no public hearing. **MOTION TO APPROVE APPLICATION AS PRESENTED MADE BY D. YOUNG, SECONDED BY K. EBBITT.** Discussion on motion: J. Adiletta inquires as to the different drawings that were submitted, he asks which of them reflect the change. T. Lajoie explains which one is the change. Questions from the Commission on specifics and if location is close to contaminated area. Mr. Joe Carlone, owner of Linemaster, explains where the parking will be (not in contamination area). Mr. Carlone responds to questions, the concrete is a cover, and that the drainage will slope down the driveway to the grass area. **MOTION PASSED UNANIMOUSLY.**

VI. PUBLIC HEARING – 7:45 P.M.

- a. #SP628-04-16 Old Country, LLC, 320 Pulpit Rock Road – Special permit for retail use. **NOTE: PUBLIC HEARING BEGAN AT 8:00 P.M.** J. Gordon notes that notices were published on 5/6/16 & 5/13/16, public notice signs were posted by applicants. J. Gordon asks if all abutters were notified and T. Lajoie states that they were and that all documents have been received, were in the packets and on the table. J. Gordon received email from the Chair of the Conservation Commission, and it was immediately forwarded to T. Lajoie. Notes that there is no conflict of interest for any of the commissioners.

J. Gordon explains to the public about the process of a public hearing, limiting comments to five minutes per person to give everyone an opportunity to speak. If anything was to be submitted, then it must be copied and issued for the record. He also asked for everyone to state their name and to speak clearly for the record and to use the sign-in sheet. T. Lajoie states that photos and notes from John Navarro show that there needs to be repair to a metal railing and extension to the guardrail that is shown. The Fire Marshal had no issues with the change of use. Wetlands and Health Dept. have signed off.

John Guskowski (CME), representing Mr. & Mrs. Knittel, provides an overview of the application, change from residential to business/retail use. There will be very little visible changes to the exterior, no alterations to building structure. There will be 4 parking spots, signage to be put up on Rte 171 and inside the town right-of-way near the driveway. There may be higher traffic during the weekends, but not during the week. Mr. Guskowski explains that the Knittel's love Woodstock and its rural character. If looking at the intersection, there are many other businesses in the same area. Mr. Guskowski explains that the driveway is not on Rte 171 and that the Knittel's are committed to being good neighbors. J. Gordon talks about the waiver requests: not having 2ft contours in southerly underdeveloped portion of the lot and no storm water management plan and waiver for site context map and natural resource assessment map. Discussion is open to the public:

Amy Ethier, Pulpit Rock Rd: hands out copies of petition: Mrs. Ethier explains that the petition has 80 signatures, mostly residents of Woodstock, that are opposed to any business going into this location and it has nothing to do with the type of business. She explains that there is a page with duplicate signatures that can be crossed out and that three signatures are from people who do not live in Woodstock, but do own property in Woodstock. There were also a few signatures from people that couldn't be verified as residents or property owners (on line petition). Along with the petition, she submits her letter and another from her husband, another regarding the inaccuracies of the traffic, and one of which has information on the tomb that is on the property, which is not on the application. J. Gordon notes that the letters and petition have been submitted for the record. Mrs. Ethier comments that supporters of business in Woodstock feel that the location is not good. Public safety, (video is shown), is major concern, afraid of more accidents, as it's a blind corner. The corner is a school bus stop as well and very

dangerous. Her comments and concerns are primarily focused on safety on the road with the possibility of increased accidents, danger to children in the area, property value decrease, threat to scenic road. She believes that once the property changes to commercial, it will likely stay that way.

Ken Wolslegel, Woodstock Valley: states that a business was across the street from him at one time and now it is closed. He describes problems with business near his home, the disruptiveness, noise, trucks, etc. and how they had no exit strategy; the building is still on the property and there's nobody living on the property. The office building has been on the market for about a year, and the house was used for drug activity. He is trying to sell his home because of what happened in his neighborhood.

Steve Voorhees, Pulpit Rock Rd: says there have been three accidents in the last few months, two of them rollovers that he witnessed. Traffic, as estimated by CME, conservatively estimates 15-20 vehicles per day currently visit the store. Captured business to increase 12-14 cars per day, would be 60 cars over the weekend. Pulpit Rock Rd is very narrow. GPS will take people to Pulpit Rock most of the time. He is concerned with increase of traffic on Pulpit Rock and public safety. If the business expands with more days open, the result will be increased traffic. Mr. Guskowski disputes Mr. Voorhees calculations and clarifies that his report was prepared by an engineer as per regulations. He questions Mr. Voorhees' qualifications.

Neil Ethier, Pulpit Rock Rd: reads from the letter that was submitted. He says that he is a loyal customer to many Woodstock businesses, good neighbor, longtime resident, and says that the denial of the special permit has nothing to do with the nature of the business. Safety is a major concern; the corner has been a problem for many years. He believes the increase in traffic and speed is sure to cause many more accidents. Mr. Ethier states that concerns have been voiced to NDDH about septic issues on the property. He believes property values will go down. He states that he paid extra to obtain his property because of no businesses next to him.

Stephanie Newell, Rte 198: says she is nervous about driving on this road, the Christmas tree farm is only open for one month and this business will be open year round.

Leslie Sweetnam, Rocky Hill Rd: explains that the corner is very tight, doesn't want anyone to see a sign and look away from the road. He also says that home businesses are very important, however, the Knittel's won't be living on the property. Mr. Sweetnam asks the commission to protect Woodstock.

Leila Phillip, Pulpit Rock Rd: provides her letter to the Commission and states she does not support this proposal. Mrs. Phillip reads her letter and states that she has concerns. The history of Woodstock, Pulpit Rock Rd, is that it's the oldest road in Woodstock and the U.S. since it was preserved as a dirt road, a scenic road. She suggests other suitable locations for this business rather than a residential area.

John Cimoichowski, Pulpit Rock Rd: He lives across the driveway from proposed property, and doesn't support the business. He has concerns with headlights, people parking on his property, decrease in property values.

Gayle Voorhees, Pulpit Rock Rd; says that she too has concerns about traffic, and says that the commission will be setting precedence if they approve this. The commissioners are the defenders of the historic road.

Garth Evans, Pulpit Rock Rd: He is not in favor of the business and asks the commission to deny the application. There will be an increased danger and accidents. If the business is successful then traffic will increase. He states that he paid a premium price on his property and that will be devalued if the application is approved.

Terri Breton, Rte 171: States that she has horses and rides on Pulpit Rock Rd, more traffic would be very dangerous. Joe Kruzyk, Rte 171: says the road will be very unsafe.

Brenda VanDamme, Rte 171: says it's a bad idea for the location. She owns a business in town, so she's not against business, just the location. GPS could be a constant use of Pulpit Rock Rd.

Norma Jean Loftis, Pulpit Rock Rd: not in favor of the application, but in favor of businesses in Woodstock. Says a business there would change the character of the neighborhood, and the property values would be affected. A scenic road is a very special intent of ordinance, and should not allow a business. There's a safety issue that cannot be ignored, as it's the most dangerous intersection in Woodstock. She says she wishes the Knittel's well, but doesn't agree with the location.

Jane Newell, Pulpit Rock Rd: says she is against the approval of the permit. She explains that the district is agricultural, not commercial. Signage means a change to the property. The crypt has been mentioned in the application, and the odor from the leach field is also concerning. Once zoned as a commercial business, then it's difficult to go back. Expresses concern with mill rates, and the condition of the road deteriorating.

Geraldine Teja, Rte 171: says she has lived in Woodstock for 48yrs and the traffic has increased dramatically, with trailer trucks especially, with increased speeds.

Orion Newell-Vuillemot, Pulpit Rock Rd: says that the condition of the road with increased traffic will get worse, ruts get very deep during the end of winter and spring.

Wendy Bates, Pulpit Rock Rd: says she is opposed to the business. Joan Perron, Pulpit Rock Rd: says she has been on Pulpit Rock since 1971 and she opposes the application for the many reasons already stated.

John Guskowski, representative for the Knittel's, responds to the public: he explains 1) the historic crypt on the property, which is not on the map, hasn't been mentioned because no changes are being made, it is being preserved. 2) the intersection of 171 and Pulpit Rock Rd. is dangerous, public works director agrees he will do what he can, safety is a concern for the state and town, not just the Knittel's. 3) a challenging intersection, he has a downloaded reports from the last 20yrs and that the report states there were 17 accidents that were submitted near and around the area; didn't include the last 3 accidents, over the past year. He explains that he can only go based on the data given by the state. 4) the Knittel's are not proposing any changes to the property itself. 5) the peak hours and captured traffic confusion: not 15-20 more vehicles, may get 1-2 more vehicles per hour, with the peak hours being between 5-7. People cycle through, so more parking is not needed. He goes on to explain that this permit forces good neighbors and can be enforced by the town, and will not disrupt the character of the neighborhood. The Knittel's are moving because of layout. They need to showcase their business. They are not looking to take on employees. He continues to say that farms aren't zoned commercial, but they are a commercial business. Home-based businesses are allowed in town; the only functional difference

is that the Knittel's will not be sleeping there. If they were to decide to live there and operate a business, then it would have been a different process, and would not have gone before the commission. Visually the Knittel's property, driveway, cannot be seen from the Ethier's property. The septic system has been approved by NDDH resulting in low level usage. While functionally facing Rte 171, very little to affect character of Pulpit Rock Rd., no indication that traffic flow would negatively affect Pulpit Rock Rd.

As to the concern of property value, no realtor would go on record to verify a lower property value, he doesn't see a logical reason as to why property values would drop. Valid concerns, but no straight line from A to B to connect as to why the Knittel's should not go forward with moving their business.

Chair Gordon verifies the complete application to include, signed site plan, approval of IWWA, watershed report, NDDH approval. No food or drink to be served on property. T. Lajoie confirms information. There are questions on the concerns of the odor from septic and Mr. Guskowski responds that NDDH received the site plan and did not have concerns and signed off on the proposal. In addition, Mr. Knittel states that A-1 Septic came out and pumped the septic and completed an inspection, gave inspection report to NDDH. The tank does have to be pumped every two years.

J. Gordon suggests a possible site walk. Commission would like to hear what John Navarro has to say. J. Gordon suggests asking Mr. Navarro to come to the next meeting. G. Dickinson asks about the terms of increased traffic, she calculated about 100 trips over 3 days, which would be 33 trips a day over 9hrs a day would be less than 4 cars an hour. Mr. Guskowski disputes the calculation and corrects to fewer than that, even fewer cars with no school. Mr. Ebbitt questions the applicant on possibility of going to more days and how this may increase the traffic. Mrs. Knittel responds that she has not opened more days due to her personal commitments. She does not expect much traffic, very few cars.

J. Adiletta asks how inventory is delivered and Mrs. Knittel responds that most are made to her home or are picked up directly. She does not want delivery by trucks but it's possible that UPS may deliver sometimes. J. Gordon inquires as to the hours of operation. Per Mrs. Knittle, the hours are Fri 10-7, Sat & Sun 10-5. If more days are added, it would probably be from 10-5. Mr. Guskowski says they would put 7:00 on their application just to have the option and flexibility, without requiring a modification.

D. Durst says that some of the documents refer to Woodstock Country Shoppe LLC and others say Old Country LLC, and she would like clarification. Mr. Guskowski explains they are currently in the process of forming Old Country LLC. D. Durst asks about lights being on all hours, day and night, as was stated by a neighbor. Mrs. Knittel denies the lights being on all night. There are three outside lights that face trees, not the neighbors and are for security purposes. If she is there working late, that would be the only time inside lights might be on late. Mr. Guskowski adds that there are no restrictions as to how long or how many lights can be on at any time on a residential property however if approved as a commercial use, then restrictions can be applied. Some discussion on lighting and what would be regulated. G. Dickinson inquires as to the crypt on the property and plans to preserve the area. Mrs. Knittel states that it is all overgrown, she would like to restore, but it may take some time. She has great respect for the burial ground and says it should remain private and will not become a playground. Mrs. Ethier comments that the lights are on non-stop, even at night and if Mrs. Knittel wants to keep her store small, then why does the application state that she would like to expand her business?

Mrs. Vandamme responds that she brought up lighting because when she came home from vacation, there were lights on and she can see from her home. Mr. Evans states that any resulting changes to the

safety of the corner or the road, and that those changes will be safety issue. The concerns of the commission should be public safety.

Mr. Guskowski responds that an allowed use, property rights, traffic, not suggesting that there won't be, just there won't be anything different from what was there. F. Rich comments on the lighting regulations and that there are complaints about the condition of the road but every time a repair is to be made, someone complains about that so don't blame the town for the condition of the road. Mr. Guskowski states that since Mr. Navarro is town staff, his input could be received outside the public hearing, so he requests the public hearing be closed.

Jean McClellan, Rte 169 and owns property on Pulpit Rock Rd. She states that she has many of the same concerns, there's no guarantee that trees won't be cut down or changed in the future. Mrs. Phillip believes the type of business isn't relevant: if it's sold, it could be carried with, will have more traffic, and it's a very fragile road. Mr. Guskowski responds that with the special permit process, any new business must come back to the commission, so there is a regular check and control. Orion Newell-Vuillemot comments on the winter road conditions. Mr. McClellan believes that this proposal does not meet safety requirements.

Mr. Voorhees states that there were more than 17 accidents, that only a limited number of years that are recorded accidents. J. Gordon suggests inviting Mr. Navarro to the continued public hearing. Any information on safety of the road should be heard by all, given during the public hearing, not after.

MOTION TO CONTINUE PUBLIC HEARING TO JUNE 16, 2016 AT 7:45 P.M. MADE BY J. ADILETTA, SECONDED BY D. DURST. MOTION PASSED UNANIMOUSLY.

VII. OLD BUSINESS - Continued

- a. #SP628-04-16 Old Country, LLC, 320 Pulpit Rock Road – Special permit for retail use
No action. Public hearing is continued.

VIII. PRELIMINARY DISCUSSION

- a. 211 Pulpit Rock Road, Woodstock Sustainable Farms, LLC – wind turbine tower
 - i. Would height restriction be exempt under B.1.a.v.?
 - ii. If not exempt, discussion on possible text amendment

Mr. Rapoport was unable to attend. He asked that this item be tabled until next month. J. Adiletta asks how many businesses are on or around Pulpit Rock Rd. This information can be obtained by the assessor for the next meeting.

IX. BUSINESS WINDOW SIGNS

J. Gordon says that violations are still on hold for now, some business owners were not able to attend tonight's meeting. Document received 5/12/16, information provided as to what other towns do, provided by T. Lajoie. Some towns regulate by square footage of the window. The business owners feel more accommodations should be made.

Linda Auger, Business Association President, says that it was understood that the entire ordinance would be reviewed, not just the sign section. She is curious as to the plan, doesn't know why it wasn't a problem for 10yrs and now it is. Was there a complaint that suddenly came to light for this enforcement action? J. Gordon states that Delia Fey is out at this time, and he doesn't know how it came about. Whatever the circumstance, she enforced the regulations. Linda says the signs have been up for long time. J. Gordon states that other town regulations concerning window signs have been provided to the commissioners for

review. There are some good templates for suggestions. D. Durst asks if Business Association was given the templates and would like them to receive this information so they can review it as well.

X. WOODSTOCK AGRICULTURAL COMMISSION

Reva Seybolt indicating that she is agreeable to tabling this item to the June meeting due to the late time.

XI. ZEO REPORT

- a. Report on Zoning Enforcement
Violation at 36 Walker Lane: moving shed, being resolved
- b. Report on Zoning Permits: new houses coming up, still awaiting some approvals

XII. CHAIRS REPORT – NONE

XIII. MINUTES

- a. Meeting Minutes – April 21, 2016 **MOTION TO APPROVE MADE BY F. RICH, SECONDED BY DEXTER YOUNG.** Note: line number III Chairs Report: should say with wording commission proposed. Page 2: should say nonagricultural uses for 35ft. **MOTION PASSED. J. ADILETTA AND S. BLODGETT ABSTAINED.**

XIV. CITIZEN’S COMMENTS - NONE

XV. BUDGET REVIEW AND BILLS – NONE

XVI. ADJOURNMENT – MOTION MADE BY D. YOUNG, SECONDED BY F. RICH. MOTION PASSED UNANIMOUSLY. ADJOURNED AT 10:59 P.M.

Respectfully submitted,

Laura Cournoyer-Gagne, Recording Secretary

DISCLAIMER:

These minutes have not yet been approved by the Planning & Zoning Commission. Please refer to next month’s minutes for approval/amendments. Please note that the audio recording is the legal record of the meeting.

