

Woodstock Planning and Zoning Regulation Review Subcommittee

January 5, 2017 Lower Level, Woodstock Town Hall

1. Call to Order was at 7:30 PM by Chair J. Gordon.
2. Roll Call: D. Porter, S. Blodgett, F. Rich, K. Ebbitt, D. Young, J. Gordon, D. Durst. Planner D. Fey. Audience: Stu Morse. J. Adiletta had informed Chair of schedule conflict.
3. Chair's report: Thank you, all for your diligence. Please let the Chair or Planner know in advance if you will need to be absent for the Regular monthly meeting, in order to ascertain that a quorum will be in attendance.
4. Approval of minutes: Subcommittee meeting minutes of 12/08/16 were approved (D. Young/D. Porter) with S. Blodgett and D. Durst abstaining.
5. Discussion- Subdivision Regulations: Planner Fey prepared a series of maps of approved subdivisions but without the lot lines drawn in, enabling the Commission members to envision various possible layouts.

Based on the consensus that allowing more than one subdivision configuration is in the best interests of the town (the panel discussion having made this evident) discussion about options ensued.

Review of the concept that some communities are using/examining the concept of "minor and major" subdivisions, with a simpler process for minor projects, say of fewer than 4 lots, resulted in questioning whether any modification of the applications requirements seem feasible, but rather that the streamlining will consist of removing the need for an automatic public hearing will result in expediting the application process.

Three Option Plan: The opportunity to follow CGS Subdivision Regulations and provide a "standard or conventional" subdivision option with a minimum set-aside such as perhaps 20%, one the statute calls a Cluster Subdivision which permits a set-aside of 33% and our current model of Open Space subdivision with a 50% set-aside seems a good approach. Incentives can be provided to encourage the developer/property owner to select the 50% model. Minimal discussion was focused on this point. S. Blodgett read from previous sets of PnZ Regulations: a 20% Conventional option was available, but was dropped in 2005.

D. Porter reviewed a possible Small, Medium and Large Subdivision concept in terms of the point in the process of determining lot yield when the wetlands areas are factored in. Currently, the wetlands and other "unbuildable" land is calculated and subtracted from the total parcel previous to determining the Open Space calculations and lot yield. He showed some calculations based on lot yield with the "unbuildable" left in for the first step, previous to determining set-aside calculations. He also showed yields with various set-aside percentage mandates. Discussion ensued about whether there is any way to monitor wetlands if a parcel has some included.

d. Porter reviewed some possible criteria for the Small, Medium and Large Subdivisions, and these particulars will be distributed to the Commission for consideration. A question was raised about the location of the open space in a Small Subdivision, if no road is to be created. D. Porter noted that perhaps none would be required.

Chair Gordon asked the Commission about the timeline for bringing the Commission's decisions during the Subdivision review process to a public hearing. The consensus was to group the decisions and to schedule a public hearing, probably in February. Other public hearings can be scheduled as more decisions are reached.

6. Citizen comments: Stu Morse has assumed the Chairmanship of the Ag Commission and was congratulated by the PnZ Commission. He noted that he was present to make himself known and to offer continued support from the Ag Commission. He thanked PnZ for all they do.
7. Other: none
8. Agenda for next meeting (February) shall be to continue discussion of subdivision regulations.
9. Adjournment: (F. Rich/D. Young) was at 9:14 PM

Submitted by PZC Chairman, J. Gordon