

**WOODSTOCK PLANNING & ZONING COMMISSION
REGULATION REVIEW SUBCOMMITTEE MEETING
THURSDAY, OCTOBER 26th, 2017
7:30 PM
WOODSTOCK TOWN HALL, ROOM A**

Attendance:

Commissioners: Joseph Adiletta, Syd Blodgett, Dorothy Durst, Jeffrey Gordon, Douglas Porter, Frederick Rich, and H. Dexter Young.

Staff: Delia Fey

Public: David Morse and Stewart Morse

- I. The meeting was called to order by Chair Gordon at 7: 31 PM. Roll call was taken.
- II. Chair Gordon thanked Commissioners and staff for the work that is done.
- III. The Subcommittee continued its review of the Subdivision Regulations. Chair Gordon reviewed what was discussed and decided at the last meeting. There was further discussion of D. Porter's proposal from 01/05/2017.

Motion was made by D. Porter, seconded by D. Young, to go with a concept of a small subdivision design that is 1-3 lots and that has 1.25 acres minimum of buildable land/lot; no lot yield, just a determination of the maximum allowed lots based upon the total parcel size and the lot minimum requirements; and no open space set aside or fee in lieu of open space. There was discussion. Secondary motion was made by J. Adiletta, seconded by F. Rich, to call the question. Secondary motion passed (yes: J. Adiletta, D. Durst, J. Gordon, D. Porter, F. Rich, and D. Young; no: S. Blodgett). Main motion was passed (yes: J. Adiletta, J. Gordon, D. Porter, F. Rich, and D. Young; no: S. Blodgett and D. Durst).

Motion was made by D. Porter, seconded by F. Rich, to go with a concept of a medium subdivision design that is 4-8 lots and that has 2 acre lot yield based upon the total parcel size; 1.25 acres minimum of buildable land/lot; and no open space set aside or fee in lieu of open space. There was discussion. Secondary motion was made by J. Gordon, seconded by S. Blodgett, to require some degree of open space set aside, an amount to be determined later by the Subcommittee after further review. Secondary motion passed (yes: J. Adiletta, S. Blodgett, D. Durst, and J. Gordon; no: D. Porter, F. Rich, and D. Young). Main motion passed unanimously.

- IV. Citizens' comments: none.
- V. Other: Chair Gordon mentioned that applicant for the Syriac special permit modification asked if the Commission would hold a special meeting before

the regularly scheduled meeting on 11/16/2017. Commissioners decided to proceed as scheduled with this item on the meeting agenda of 1/16/2017.

- VI. Agenda for next Subcommittee meeting is to continue work on Subdivision Regulations.
- VII. Motion was made by D. Porter, seconded by F. Rich, to adjourn. Motion passed unanimously. The meeting was adjourned at 9:25 PM.

Respectfully submitted.

Jeffrey A. Gordon, M.D.
Chair, PZC