

**WOODSTOCK PLANNING & ZONING COMMISSION  
REGULATION REVIEW SUBCOMMITTEE MEETING  
THURSDAY, NOVEMBER 2<sup>nd</sup>, 2017  
7:30 PM  
WOODSTOCK TOWN HALL, ROOM A**

Attendance:

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

Staff: Delia Fey

Public: Dawn Adiletta, David Morse, and Stewart Morse

- I. The meeting was called to order by Chair Gordon at 7: 30 PM. Roll call was taken.
  
- II. Chair Gordon reported on the following:
  - a. Thank you to Commissioners and to staff for the work that is done.
  - b. Feedback from Commissioners was to limit Subcommittee meetings to 2 hours duration. There was discussion and Subcommittee agreed.
  - c. Consider holding extra Subcommittee meetings to facilitate getting work done. There was discussion. For now, will not hold extra Subcommittee meetings this year, but revisit topic next year.
  
- 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 F. Rich, to go with a concept of a large subdivision design that is 9 or more lots and that has 2 design options: Option #1: 2.5 acre lot yield based on the total parcel size; 1.25 acres minimum of buildable land/lot; fee in lieu of open space. Option #2: 1.25 acre lot yield based on the buildable land of the total parcel; 1 acre minimum buildable land/lot; 25% open space to be obtained from the parcel's buildable land. There was discussion. Secondary motion was made by S. Blodgett, seconded by J. Adiletta, to require some set aside land for option #1, the % of set aside land to be determined later after further Subcommittee review, and that the applicant decides which option (option #1 or option #2) to propose. There was discussion. Secondary motion passed (yes: J. Adiletta, S. Blodgett, D. Durst, J. Gordon, and D. Porter; no: F. Rich). Main motion passed (yes: J. Adiletta, S. Blodgett, D. Durst, J. Gordon, and D. Porter; no: F. Rich).

- IV. Citizens' comments: S. Morse asked that the Subcommittee look about how best to use nonbuildable land in a parcel.

- V. Agenda for next Subcommittee meeting is to continue work on Subdivision Regulations. Subcommittee would like to revisit looking at maps of approved subdivisions to see how current and proposed changes to regulations might look.
- VI. Motion was made by F. Rich, seconded by D. Porter, to adjourn. Motion passed unanimously. The meeting was adjourned at 9:25 PM.

Respectfully submitted.

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