

## PLANNING COMMISSION

### Notes

August 3, 2016

**Members Present:** Sally Miller, Lowell Gray, Sam Segal  
**Members Absent:** Keri Cole, Susan Boston, Jeff Bendis, Vacancy  
**Others Present:** Janet Graham, Eric Johnston, Leo Werner, Michael Pacht, Michael Brands

#### I. CALL TO ORDER

The meeting was not called to order due to lack of quorum.

Mr. Pacht was introduced as a potential Planning Commissioner. Approximately five years ago he had been a member of both the PC and the TDRB. He has recently sold his B&B and now has time to devote to the PC.

#### II. APPROVAL OF MINUTES

Approval of the July 6, 2016 minutes was continued to next meeting.

#### III. NEW BUSINESS

##### A. Leo Werner - Cheese Aging/Storage Facility

Mr. Werner, representing his son, asked if zoning changes could be made that would allow a Cheese Aging/Storage Facility. Mr. Werner's son, Eric, is the head cheese maker at the Plymouth Cheese Factory. Cheese making would remain in Plymouth as everything is setup, permit wise. A 12,000 square foot storage/aging facility is needed. The ideal location would be in Woodstock on Route 4.

One potential site is the Debevoise property in West Woodstock which had been used after Tropical Storm Irene for a municipal storage area. The property is zoned Residential Five Acres. Mr. Werner has spoken with the owner who is amenable to a long term lease agreement. Two acres would work. Mr. Werner would like to build a new barn-like structure on site. A minor portion of retail with an educational component would also take place.

A second site also zoned residential with a grandfathered non-conforming restaurant is available in West Woodstock, closer to Bridgewater. This would also require a change in zoning.

The proposed use does not fit the State's agriculture exemption as there is no raising of plants or animals on site, in this case cows.

Mr. Werner would like to be ready in the Spring of 2017.

The PC agreed the concept sounds like it would fit Woodstock. The issue is rewriting the zoning to allow this type of use without any future negative uses being allowed. The Town Planner read the Home Enterprise section, which could serve as a platform for a new Agriculture/Artisan Product Enterprise section. The key would be allowing ag-related uses that would fit the character of the area. Definitions will be important.

**B. Janice Graham**

Ms. Graham owns a building at the bottom of Hartland Hill & Route 4. It had been used until October 2014 for her accounting office before she moved the office to Route 12 and Stage Road. The 7840 square foot lot has been for sale without success.

Smaller “starter” apartments are in demand. Increasing the availability of affordable housing is a major goal of the Town/ Village Plan. Potential purchasers are mainly interested in converting the building into multiple apartments. The current maximum number of units allowed per zoning density is two units. Three units could fit. There are at least six parking spaces on site.

The Town recently adopted Section 531 Multiple Low Occupancy Apartments which allows up to four units with a combined total of six bedrooms in all business/ commercial zones. The MLOA is not allowed in the Village.

Adopting MLOA in the Village Zoning Regulations would permit the placement of three units on her property. The request would be to allow the MLOA only in the Commercial/Light Industrial district in which her property is located, not all commercially zoned properties.

The PC will look into the potential impact on the C/LI district and the surrounding neighborhoods. The district is not very large, it covers the East End properties from Alsup east along Route 4. It appears that very few of these parcels have existing structures with a residential potential. A key element of the MLOA is that the use is allowed in existing structures only. The wording for such a regulation can be written to fit the needs of the Village.

The PC will examine the Commercial/Light Industrial district and the potential negative/ positive impacts on the Village.

**IV. OLD BUSINESS**

**A. Town/Village Plan Update**

The Select Board and Board of Trustees adopted the 2016 Town/Village Plan with hearings on July 19 & 20, 2016. The Two Rivers Ottawaquechee Regional Planning Commission reviewed and approved the plan on July 27, 2016. The plan is now official until July 27, 2024, eight years from now. The Town Planner sent a digital version of the TRORC plan review which requests updates in the energy and education chapters before another plan may be adopted.

The renewal of the Village Center Designation was submitted to the State immediately after the plan adoption. August 1, 2016 is the deadline. However, the State commission that reviews the request will not meet until September 5, 2016. A digital version of the renewal packet will be sent to all PC members.

**B. Town Zoning Regulations**

**1. Density Calculation Amendment**

The Select Board will hold a public hearing on August 16, 2016 to hear comments on the proposed Density Calculation amendment for Article III. The amendment clarifies the residential density requirement for each zoning district.

**2. Map Changes**

The PC briefly discussed Mr. Werner's request (above). The Town Planner will search other Towns for similar zoning language.

**3. Flood Hazard / River Corridor**

The Town Planner noted that Pete Fellows, TRORC GIS planner, ran a calculation of homes located within both the Flood Hazard and the proposed River Corridor overlay zones. There are 115 structures located in the River Corridor zone. This does not include the 58 structures located in the flood zone. This is substantially more than originally thought.

The website for the map is <http://tinyurl.com/floodreadyatlas>. First one zooms into the Town of Woodstock. Then on the top left, click the Flood Hazard and River Corridor icons to download the two overlays. A white square icon represents each structure on the map. This will show which properties would be impacted by a River Corridor regulation. The maps have only recently become available.

The PC was asked to review the flood ready atlas before the next meeting. The desire to adopt the River Corridor regulations may depend on the number of residents impacted.

**IV. NEXT MEETING**

The next regular meeting is September 7, 2016.

**V. ADJOURNMENT**

The meeting adjourned at 8:30 pm.

Respectfully submitted,

Michael Brands, AICP  
Town/Village Planner