

PLANNING COMMISSION

Notes

July 5, 2017

Members Present: Sam Segal, Sally Miller, Michael Pacht
Members Absent: Susan Boston, Jeff Bendis, Keri Cole, One Vacancy
Others Present: Ben Pauly, Sara Stadler, Michael Brands

I. CALL TO ORDER

Chair Miller did not call the meeting to order as there was no quorum.

II. APPROVAL OF MINUTES

Approval of the June 7, 2017 minutes was continued.

III. PUBLIC HEARING

A. Village Zoning Regulations Amendment

The hearing was continued to the August 2, 2017 meeting.

IV. NEW BUSINESS

A. Town Plan Energy Chapter

TRORC's Chris Damiani and Kevin Geiger will meet with members of the PC and the Sustainable Woodstock Energy Committee at 4:30 pm on Monday July 10.

B. Integrated Agriculture

The Town Planner distributed a page long series of amendments based on discussions taken from the June 7, 2017 PC meeting. The emphasis was to initiate a regulation that could allow agricultural events later this year at the Kelly Way site, while postponing broader coverage of the entire Town.

The regulation will be an overlay zone. A map was viewed.

The PC discussed the proposed inn agriculture amendment language at length.

The section will be retitled Integrated Agriculture as it had been titled initially.

The PC recognizes the amendment is meant as a model regulation which would hopefully be expanded in the future. It was agreed that Kelly Way property is in a great location for the proposed activity and should be a good test case for the regulations.

Due to lack of quorum no action was taken. An updated version of the proposed amendment will be sent to the PC for further discussion at the August 2, 2017 meeting.

V. OPEN DISCUSSION

A. Sunoco

The auto repair facility at the Sunoco site was discontinued on June 26, 2017. The current underground fuel tanks are being removed and replaced. The intent is to continue gas service. However, an additional use will be added to the site. The owner would like to place a Dunkin Donuts on site. If that does not work out, a convenience store may be requested. Either use would require a Conditional Use and Site Plan review permit. Any exterior building changes would require a Design Review permit. There have been numerous comments made about a chain store moving into the site. A pre-application meeting with the VDRB is scheduled for July 12, 2017 at 7:30 pm.

B. VLCT Short Term Rental

The State legislature has created a summer study group to review Short Term Rental legislation. VLCT has sent a request to municipal planners and officials for a municipal oriented person to participate in the study group. The Town Planner noted a local B&B owner from the Deer Brook Inn would be participating in the discussions.

C. Sustainable Woodstock

Chair Miller noted that a grant for design work on the East End has created a 2 month steering committee to guide the process. The committee is looking for members to help with this valuable effort.

VI. NEXT MEETING

The next meeting is scheduled for August 2, 2017.

VII. ADJOURNMENT

The meeting adjourned at 8:15 pm.

Respectfully submitted,

Michael Brands, AICP
Town/Village Planner