

PLANNING COMMISSION
Draft Minutes
March 26, 2018
Special Meeting

MEMBERS PRESENT: Sally Miller, Susan Boston, Sara Stadler, Eric Goldberg, Michael Pacht

MEMBERS ABSENT: Sam Segal, Jeff Bendis

OTHERS PRESENT: Michael Brands

I. OPENING

Chair Miller opened the meeting at 7:30 pm.

II. APPROVAL OF MINUTES

The review of the January 31, 2018 minutes was placed continued to next meeting.

III. OLD BUSINESS

A. Energy Chapter Rewrite

The March 26, 2018 rewrite of the Town Plan's Energy Chapter was reviewed by the PC. Last summer the TRORC prepared a generic copy for review by the PC. Recently additional changes were made to fit the Woodstock Town Plan.

The PC conducted a page by page review of the 14 page chapter.

Mr. Pacht shared his thorough review which resulted in numerous questions and proposed edits.

The Town Planner will add the approved edits to a new document that will be sent out prior to the April 4, 2018 meeting. Questions will be sent to TRORC for clarification.

On page two, there were five edits approved by the PC and one question to be answered later.

Page three had two edits.

Page four had numerous questions concerning the first of three tables.

On page five, the first table's information uses a different set of data concerning number of residential units than a previous table, this will confuse the reader.

On page five, the PC asked what the baseline number is when future use is discussed. There were two edits.

On page six, there were four edits and a question on baseline numbers again.

On page seven, Chair Miller asked if the concept of solar water heating is too dated, if so it should be removed. This is a question for TRORC. There was one edit.

On page nine there were three edits at the bottom of the page.

On page ten, Chair Miller asked to remove the paragraph on PACE, as the program is dated and not used at all. The PC agreed. There were three other edits.

On page eleven, the PC held a lengthy discussion which included both the text and a draft map of the three energy policies provided by the State for locating alternative energy sites: preferred, prohibited and constrained.

Scenic Ridgeline districts, Design Review districts, designated viewshed areas and a 500' buffer along State highways were proposed as constrained policies.

The Town Planner noted there are no current regulations for viewsheds or the 500' buffer area, but they could use the Scenic Ridgeline review criteria as a start. The PC also asked if Pete Fellows could reproduce the viewshed areas. They had been compiled about 10 years ago. Today's improved technology may produce a more detailed map.

Prohibited areas would include wetlands, especially Class III wetlands as the State does not regulate this category, vernal Pools, flood hazard areas and riparian buffers.

The preferred sites would be left as currently written.

On pages twelve - fourteen, the Action Plan was reviewed. A small number of edits were suggested, mainly to update the material as currently written. The PC would add a goal to develop constrained language for viewsheds and the 500' State highway buffer.

The Town Planner will send an updated version around for the April 4 meeting.

B. Village Zoning Rewrite

There was no time to discuss the Village Zoning rewrite.

IV. NEW BUSINESS - None

V. OTHER BUSINESS

A. Assistant Zoning Administrator

Renee Vondle, current AZA, is leaving on April 5 to take a position of Town Planner and Zoning Administrator in Springfield, VT. Ms. Vondle was in her 15th year with Woodstock. Ads have been placed in local papers and media outlets. Thus far, two applicants have applied. The ad has an April 15th deadline.

B. Village Historic Survey

The State Office of Historic Preservation will hold a public hearing on Monday April 23, 2018 at 7:30 pm in the Town Hall. The PC requested a copy of the 1988 Village Historic Survey and the 1997 Town Historic Survey to note the difference in detail between the two. The Village version has a paragraph per property, whereas the Town version has 3-4 pages of detail per property. The Town Planner will scan and send a couple of pages of each to show the differences.

V. NEXT MEETING

The next regularly scheduled meeting is April 4, 2018.
Ms. Boston and the Town Planner will not be present.

VI. ADJOURNMENT

The meeting was adjourned at 9:30 pm.

Respectfully submitted,

Michael Brands, AICP
Town/Village Planner