

**WOODSTOCK PLANNING COMMISSION
WOODSTOCK TOWN HALL
31 THE GREEN
September 2, 2020**

DRAFT MINUTES

MEMBERS PRESENT: Sally Miller, Eric Goldberg, Sara Stadler, Ben Jervey, Susan Boston, Susan Silberberg

MEMBERS ABSENT: One vacancy

OTHERS PRESENT: Neal Leitner, Al Alessi

I. CALL TO ORDER

Chair Miller called the meeting to order at 7:30pm.

II. APPROVAL OF MINUTES

The minutes of August 5th were reviewed. A motion was made by Sara Stadler to approve the minutes of August 5th as submitted. The motion was seconded by Susan Boston.

Motion passed 5-0

III. OLD BUSINESS

A. Accessory on Farm Business (AOFB)/ Integrated Agriculture discussion

Chair Miller asked the town planner to brief the planning commission on what he has found in regard to Act 143 and Accessory On Farm Business.

The town planner discussed a template model bylaw that was distributed by Kaitlin Hayes at the Agency of Agriculture. It was crafted in Addison County and has been used by multiple municipalities in Vermont already. The template was included in the Planning Commission packets and can be used and modified in any way.

Chair Miller mentioned that the AOFB updates the Planning Commission made in the Town Zoning Regulations already include many of the components in the draft template, but it is worthwhile to review it.

Chair Miller thought that a definition of Accessory On Farm Business should be included in the town zoning regulations.

Susan Silberberg noted that it appears that they may only have review of the site plan, and not the business itself. She asked if parts of the draft Integrated Agriculture should be incorporated into AOFB regulations if they choose to draft a new zoning regulation.

Chair Miller responded that she's not sure how much more they can add to a regulation since Act 143 prohibits municipalities from making more stringent standards than set forth in the Act.

Sam Segal thought having Integrated Agriculture and AOFB regulations in tandem would not be feasible. He wondered if they could add site plan review standards for AOFB.

The town planner stated that an AOFB cannot be denied by the Town Development Review Board (TDRB) but a site plan review can be conditioned by the TDRB per site plan performance standards.

Susan Silberberg asked what performance standards are and where they are in the zoning regulations. She thought they could be included into Site Plan Review standards for AOFBs.

The town planner said Section 709 addresses performance standards.

Chair Miller said they cover noise, dust, gases, etc. They could be included in the AOFB regulation.

A discussion about noise dBa ensued. It was noted that 70 dBa is the maximum noise permitted as measured from the property line.

Chair Miller discussed the character of the area criteria. She noted that if a significant increase of traffic to a farm occurred, that would affect the character of the area.

Al Alessi agreed and stated that the character of the area could be impacted detrimentally.

The town planner mentioned that the current Site Plan review standards do not address the character of the area.

Susan Silberberg noted that the draft template mentions that character of the area cannot be analyzed under site plan review for AOFBs.

Al Alessi asked if there are other tools that could be used to analyze the character of the area.

Chair Miller said that there are overlays that could be taken into account.

Chair Miller thought modification of the site plan review regulations could be worthwhile.

Susan Silberberg pointed out that the Rural Retreat limits events to 20 per year, but in Vermont, with a short summer and fall, it condenses the events to a single season.

Chair Miller responded that it is a hard number to come up with, and that the commission struggled with that discussion when drafting the Rural Retreat regulation.

Chair Miller thought that addressing AOFB through modifying the Site Plan Review and Site Plan Approval process may be the best way to craft an AOFB regulation.

Chair Miller closed the discussion.

IV. NEW BUSINESS

A. Discussion – S.237; Zoning and Housing Legislation

The town planner summarized S.237, which is in draft form in the State legislature. The bill proposes to allow for up to four residential units per each residential lot that is serviced by public water and sewer. It is a bill designed to improve affordable housing in Vermont by allowing for a higher density of units in villages and centers. The town planner mentioned that the draft has passed the house and is going to the senate for their review and comment. They are receiving letters of comment from municipalities and the public. The town planner noted that it might be a good time to write a letter to the senate as they begin their review. The town planner would draft a letter to the legislature regarding the proposed act.

Chair Miller noted that the draft references “public water” and noted that Woodstock technically does not have a public water system, since it is privately owned.

Susan Boston said it would affect areas of the Town of Woodstock, not just the Village, since portions of the town are served by water and sewer.

A discussion of density ensued, along with a summary of past attempts to increase density in the village.

The town planner stated that he will keep the Planning Commission updated on any future changes as it moves its way through the senate.

B. Discussion of Permit Fees

The town planner asked if there had been any after-the-fact penalty fees for people who complete a project and then ask for a permit afterwards.

Chair Miller stated that permit fees are out of the Planning Commission's scope.

The town planner did not know that, so he said he will investigate how to implement an after-the-fact fee.

V. OTHER BUSINESS

Village Zoning Regulation updates were discussed. The town planner said that he will send the commissioners Google docs of the zoning regulations, which they can use jointly to review and mark up as the commission contemplates updating the regulation.

VI. NEXT MEETING

The next meeting of the Planning Commission is scheduled for October 7th 2020.

VII. ADJOURNMENT

A motion was made to adjourn by Susan Boston. It was seconded by Susan Stadler. The meeting adjourned at 8:25 PM.

Respectfully Submitted,

*Neal Leitner
Town Planner*