

## **WOODSTOCK PLANNING COMMISSION**

**Wednesday, September 1, 2021**

**7:30PM**

### **MEETING MINUTES**

**Meeting will be held in person at Town Hall and available via Zoom**

**MEMBERS PRESENT- Sally Miller, Neal Leitner, Susan Silberberg, Ben Jersey, Mary Margaret Sloan, Patrick Fultz**

**MEMBER ABSENT-**

#### **I. CALL TO ORDER 7:30 P.M.**

#### **II. APPROVAL OF MINUTES August 4<sup>th</sup>, 2021**

#### **III. OLD BUSINESS**

- A. Accessory on Farm Business (AOFB)/ Act 143 update
- B. Village Neighborhood Analysis
- C. Town Plan Updates needed for TRORC certification

#### **IV. NEW BUSINESS**

- A. Pacaso – venture capital backed share investor companies

#### **D. OTHER BUSINESS**

#### **E. ADJOURNMENT**

#### **Accessory on Farm Business (AOFB)/ Act 143 update**

Neal Leitner met with legal counsel to request further information for sept 15th. The TDRB is preparing to issue a final decision. Many comments in favor of the application. Act 250 is in recess. Consider adding more text acknowledging the potential changes to the town plan per town resident request.

#### **Village Neighborhood Analysis**

ACCD grant- A grant that will be geared towards housing. Upcoming conference on Sept 20th. Evaluate bringing in 7 towns and applying jointly. Modernize bylaws for housing. Process will take about 8 months. Funds may be available after the release in 6-8 months. Neal investigated applications for ADU. There were 19 applications for apartments. Find out if there is funding necessary and how much is available. Survey going out about how many people would be interested in an ADU and if/what kind of funds people would need. Patrick Fultz asked about short-term vs long term rental. Sally Miller clarified that it would be long term (over 30 days).

Many people that have short term rentals were changing to long term. Neal Leitner clarified that the applicants were not in one zone but throughout the town.

Sally Miller addressed a package/plan to inform applicants of the regulations and scenarios that may need to be addressed.

EDU could use new members and suggestions from younger people or parents that may have creative solutions to creating new housing.

### **Town Plan Updates needed for TRORC certification**

Sarah Wright made a bullet list from her last meeting.

Updates should be made to the-

Education chapter: High education training opportunities.

Energy chapter

Add Agriculture Chapter

All require a separate public hearing and may need to be rewritten/updated.

The Housing chapter and economic development chapter should be passed to the EDC working group to get feedback.

Vocational training for the education chapter needs to be looked at for pending updates.

A few Municipal facilities would like to have energy improvements. Baseline study was just received with methods of financing for the energy improvements and should be incorporate into the town plan as per TRORC's suggestions.

Any other issues with the town plan to be addressed-

Who owns the town plan?

What resources does the town have to make this plan move forward?

What if the planning board sponsored a brainstorm with everyone to make the plan more efficient to add big ideas and add goals to promote interest in the plan?

### **New business**

Fast track long term rental plans for private owned properties and property tax transfer requests.

A more concrete plan for these issues that may be broader and accommodating for different situations was discussed.

Neal Leitner mentioned that an applicant has applied to tear down the white building at the old Sunoco station and install an electric vehicle charging station. A crosswalk is being proposed mid-block.

Meeting adjourned at 8:45PM