

WOODSTOCK PLANNING COMMISSION

The Woodstock Planning Commission met on Wednesday, August 3, 2022.

The meeting was held in person at Town Hall and available via Zoom.

Draft minutes are subject to approval.

Commissioners present: Chair Boston, Vice Chair (“VC”) Sloan, Mr. Horneck, Mr. Seldon, Ms. Silberberg, Ms. Powell, and Mr. Lawrence

Staff: Steven Bauer and Mollie Parent

Active Participants: None

MEETING MINUTES

1. CALL TO ORDER:

A. Chair Boston called the August 3, 2022 Planning Commission meeting to order at 7:01pm.

2. ADJUSTMENTS TO AGENDA – none

3. APPROVE MINUTES: Minutes to be approved at the next meeting.

4. INTRODUCTION OF PLANNING & ZONING ASSISTANT – Brief introduction to Mollie Parent.

5. TOWN PLAN REVISIONS

The Goal is to have the updated town plan by the beginning of the September meeting. Plan to have the final draft in by October. Potential special meeting exclusive to the town plan second week in September to get it finalized.

6. ONGOING PROJECTS

A. HOUSING DISCUSSION (CONTINUED)

- TRORC HOUSING BYLAW MODERNIZATION SCHEDULE

Start Two Rivers house modernization in October. Invites members of other committees that are working on affordable housing to the October meeting.

- NON-CONFORMING VILLAGE PROPERTY REVIEW (SUSAN S.)

Utilize GIS to look at sub neighborhoods in the village to see how housing could be different in different parts of Town. Determine which structures are non-conforming and why. View lot square footage size. This could be a way to create a link to parcel data for everyone to access that would be searchable in the grand list when posted by listers.

- EDC GRANT ADMINISTRATION AND BYLAWS

Invite the Housing Working Group from the EDC to the next Planning Commission meeting.

7. PLANNING & ZONING WEBSITE UPDATES (LAURA & STEVEN)

Ms. Powell presented on way to better meet the needs of town website users. It is currently difficult to navigate. Having a better website would increase transparency in the planning and zoning department. The website should make it more efficient and make it easier for people to apply for permits and to develop in Woodstock. Utilize GIS mapping to create a map to see what district you live in to see what specific regulations you may need to follow. The website should be optimized for hand held use have accessible meeting calendar get user feedback about the website. Mr. Bauer to figure out a budget for future website plans. Starting estimates are appx. 20k for 2023 website budget. Task: create a subcommittee for the website to help keep it flowing. Ms. Powell and Mr. Horneck volunteered to be on the subcommittee.

8. RESIDENTIAL BUILDING ENVELOPE / CLEARCUTTING DISCUSSION

Question presented to the Commission: How can we regulate rural clear cutting? Consider steep slopes and visibility from other properties; require new development to plant new trees? Review other zoning regulation's process first and then determine how to best limit.

Ms. Silberburg to share examples from York Maine of their pending regulations for tree cutting and development.

9. PROJECT PRIORITY DISCUSSION

10. OTHER BUSINESS – The Peacefield Farm case is close to a settlement according to John Holland. The On-Farm Restaurant Amendment is close to completion, there will be at least one more public hearing.

11. ADJOURNMENT

Motion: by Mr. Seldon, to adjourn August 3, 2022 Planning Commission meeting.

Seconded: by VC Sloan.

Discussion: none.

Vote: 6-0-0.