

MEETING MINUTES
MUNICIPALITY OF WOODSTOCK, VERMONT
WOODSTOCK PLANNING COMMISSION
31 The Green
Woodstock, VT 05091

MEETING MINUTES 10/5/2022

Members present: Susan Boston, Chair, Laura Powell, and Brad Lawrence
Public present: None
Staff present: Steven Bauer

Call to Order-

7:02pm

Adjustments to Agenda-

None

Approve Minutes-

The 9/7/2022 Minutes were reviewed but were not approved due to no quorum.

Housing Bylaw Modernization-

(a) Connor Rigney, Planner TRORC

Connor Rigney made the following suggestion to the current regulations:

-There are three different kinds of accessory dwelling units. The first is an attached apartment that is part of the home. The second type is attached but not a part of the home, like a garage. And the third is a building on the property is separate. Rigney suggested either consolidating or separating these three different accessory units so there is less confusion between one vs the other. This is because there are specific density regulations in both the town and village that are affected by whether or not the structure is attached or separate.

-Include clear definition for deconstructed home.

-Move site plan definition to article two.

-Town and village- Conditional use permits do not exist; they should be referred to as conditional use approval (article III)

-Make home occupations an admin permit but is under both admin and conditional use.

-Change of map- Many R3 lots that don't seem much bigger than the R1 lots so we may be able to expand the R1 zone.

-Accessory apartments outside flood hazard no longer require a permit (single family home and want to turn part of your house into an apartment (no additional structure). Can implement this change into R1, R3, and R5.

-Change the need to have an additional half an acre to have another family in the dwelling.

-Change all the similar light industry titles for those districts so they are distinguishable.

-One parking space per residential dwelling unit vs 2.

Next step is to see if we can streamline admin permits and make more conditional use permits admin process.

Housing Bylaw Revisions Timeline and Plan-

(a) EDC – Housing invitation postponed to November meeting

Connor Rigney comes back in December to continue review.

Website and Communications Updates-

Laura is in the process of creating a survey

Do you use town website? Is it easy to use?, How often do you use it?, What information are you looking for?, Suggestions?

Moving forward-

Should it go on the list serve?, How long should it be live?, Should it go in the standard?, How long should we run the survey?, A few weeks?

Other Business-

Get board members their own emails so documents can be more easily shared.

Adjournment- 8:09pm