

WOODSTOCK PLANNING AND ZONING COMMISSION

Woodstock Town Hall, Meeting Room 1

MINUTES Regulation Review Subcommittee Thursday, January 9, 2014

- I.** The call to order by Sub-Committee Chair D. Fortin was at 7:35 PM.
- II. Roll Call** –D. Fortin, J. Gordon, D. Porter, S. Blodgett, F. Rich, D. Durst, Town Planner Delia Fey.
Absent –D. Young, J. Anastasi, T. Serrine, L. White, J. Adiletta, G. Dickinson.
Guests: Joan Nichols, Ct Farm Bureau, Fred Chmura, Retired CT OPM. Others were members of the Ag Commission, The Board of Assessment Appeals and Roger Gale
- III. Minutes of December 5, 2013:** approved (Motion J. Gordon/F. Rich, with D. Porter abstaining)
- IV. Citizen's Comments** – Commission Chair J. Gordon asked that any commission members who cannot be present for the regular monthly meeting on January let him know in advance, in order to plan for a quorum.
- V. Town Planner Comments:** none
- VI.** A Round table discussion of the finer points of **PA 490** was conducted by Ms. Nichols and Mr. Chmura. A unanimous decision was reached (motion D. Porter/S. Blodgett) to put forward to the town a proposal to modify the current text regarding the land which may be placed in PA 490 tax abatement under the Open Space category; that the Commission feels it in the best interests of the townspeople to permit PA 490 tax abatement applications to be put forward in the Open Space classification; that the Commission does not choose to identify any areas of town to be excluded from eligibility for PA 490 Open Space classification; and that a parcel of a minimum of 10 acres may be placed in consideration. If a use is established upon the 10-acre parcel, the standard minimum lot size in effect at that time shall be deducted from the total acreage, with that portion of the lot's size not eligible for tax reduction under PA 490 Open Space in Woodstock. D. Durst pointed out that Planner Fey had posed questions and had written responses ready for the Commission review in advance of the meeting, which all present found quite helpful. The guests, who clarified several aspects of PA 490 and offered guidance about some Best Practices they have seen in the state in town similar in nature to Woodstock, were most appreciated. The Commission gave a hearty Thank You to them both.
D. Fey agreed to write up proposed wording changes, as agreed upon by the Commissioners tonight, to the Woodstock Open Space Plan for further review at the next Subcommittee meeting.
- VII. Motion to table** to the next Subcommittee meeting agenda item VII carried (F. Rich/D. Porter) due to the late hour.
- VIII. NEXT REGULATION REVIEW SPECIAL MEETING: February 2014**
Agenda: 1).Planner Fey was directed to move ahead to have all work ready for Commission review for the February meeting related to the PA 490 information and decisions made this evening. She will prepare new text for Commission review which shall upon approval, be inserted into the PoCD which is currently being revised. The text will include a brief summary of PA 490 and the statutory purpose of it. It will outline the Commission's intention of preserving larger, privately owned parcels in the PA 490 Open Space category, through the use of tax abatements.
2). The agenda items tabled this evening Item 7, a-d, will be on the agenda as well.
- IX. Citizen's Comments:** none
- X. Adjournment:** 9:46 PM. (J. Gordon/S. Blodgett)
Submitted by David Fortin, Regulation Review Subcommittee Chair

DISCLAIMER: These minutes have not yet been approved by the Planning & Zoning Commission. Please refer to next month's meeting minutes for approvals and/or amendments to these minutes. The audio recording is available by contacting the Town Planner/ZEO's office at 860-963-2128 (x332).