

**Town of Woodstock
Board of Selectmen
Regular Meeting
Thursday, March 2, 2017
4:00 PM – Room A**

MINUTES

PRESENT: D. Mitchell Eaffy, Chandler Paquette, Allan D. Walker, Jr.

OTHERS PRESENT: Joni Cullan, Jeffrey Gordon, Jean McClellan, Stewart Morse

1. Call to Order

First Selectman Walker called the meeting to order at 4:00 p.m.

Paquette moved to add as item 2a: Appoint the Historic Properties Commission as a Study Committee to investigate the Bradford-Marcy Cemetery property for its possible designation as a Local Historic Property. **Motion carried unanimously.**

2. Warn a Special Town Meeting to Consider a Resolution Amending the PA 490 Policy and to Consider a Resolution for Tax Abatement for Property Owned by the Wyndham Land Trust, Inc. on Rocky Hill Road

Paquette moved to warn the NOTICE OF SPECIAL TOWN MEETING TOWN OF WOODSTOCK as follows:

A Special Town Meeting of the electors and citizens qualified to vote in town meetings of the Town of Woodstock, Connecticut, will be held on Thursday, March 23, 2017 at 7:00 p.m. at the Woodstock Town Hall, 415 Route 169, Woodstock, Connecticut to consider the following actions and to vote on the following matters:

- 1.) To elect a Moderator;
- 2.) To consider and vote upon the following Resolution:

WHEREAS, the Planning and Zoning Commission of the Town of Woodstock has concluded that the Woodstock Plan of Development should contain provisions which would (1) maintain and enhance the conservation of natural or scenic resources, (2) protect natural streams or water supplies, (3) promote conservation of soil and wetlands, (4) enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservation or sanctuaries or other open space, (5) enhance public recreation opportunities, (6) preserve historic sites or (7) promote orderly urban or suburban development; and

WHEREAS, the Commission has further concluded that one method to accomplish and foster such preservation would be to adopt the enabling legislation contained in Chapter 203 of the Connecticut General Statutes providing tax relief for owners of open space lands.

WHEREAS, in 2013-2014, the Planning and Zoning Commission reviewed the PA 490 policy regarding the minimum requirements for the open space category as part of updating the 2002 Plan of Conservation and Development and have made the following amendments to the policy:

The Planning & Zoning Commission recommends that the following land and area be preserved as open spaces:

1. Any tract, plot or parcel of land which is greater in area than ten (10) acres and is undeveloped.
2. That portion of any partially developed tract, plot or parcel of land which remains undeveloped and has a ten (10) acre minimum with the standard minimum lot size deducted from that if there is a building on it.

3. Adjacent lots of less than ten (10) acres are excluded from eligibility.
4. Subdivision lots and lots in industrial use are allowed if they met the minimum size required.
5. Any undeveloped tract, plot or parcel of land upon which are located wetlands, as designated by the Inland Wetlands and Watercourses Agency of the Town of Woodstock, which wetlands would constitute a significant impediment to residential or commercial development.
6. Any undeveloped tract, plot or parcel of land the location, geological condition or topography of which would constitute a significant impediment to residential or commercial development.
7. Any tract, plot or parcel of land, which is enrolled legally in the open space category of PA 490 at the time of adoption of these changes, may be continued in such PA 490 designation until such time that it is sold, its use is changed or it is otherwise enrolled from the PA 490 designation. Once such tract, plot or parcel of land is no longer designated in the open space category of PA 490, it can be enrolled at a later time if it meets all Town of Woodstock eligibility requirements for PA 490 open space designation existing at such later time.

RESOLVED, that the Town of Woodstock approves the recommendation of the Woodstock Planning and Zoning Commission open space plan in the Town's 2014 Plan of Conservation and Development as set forth therein and recited above.

- 3.) To consider and vote upon the following Resolution:

WHEREAS, the Wyndham Land Trust, Inc. purchased property on Rocky Hill Road for preservation of open space; and

WHEREAS, said Property was conveyed by warranty Deed recorded on September 30, 2016 in Volume 613, Page 326 of the Woodstock Land Records; and

WHEREAS, the Wyndham Land Trust, Inc. is a non-profit entity ruled as tax exempt pursuant to Section 501(c) (3) of the Internal Revenue Code; and

WHEREAS, the Property is tax exempt for the October 1, 2016 Grand List and subsequent Grand List years; and

WHEREAS, General Statutes §12-81dd authorizes towns, by action of its legislative body, to abate real property taxes due for any portion of a tax year with respect to any taxes paid by a non-profit land conservation organization that was due for a period before the date of acquisition but was paid subsequent to the date of acquisition.

RESOLVED, that the Town of Woodstock, pursuant to General Statutes 12-81dd, hereby abates the taxes due on the October 1, 2015 Grand List payable after the September 30, 2016 acquisition date for the property owned by the Wyndham Land Trust, Inc. on Rocky Hill Road, Woodstock, recorded at Volume 613, Page 326 of the Woodstock Land Records. The abatement of taxes for the October 1, 2015 Grand List year is in lieu of classifying the property as open space under PA 490 for that Grand List year.

- 4.) To transact such other business as may properly come before said meeting.
- 5.) To adjourn.

Dated at Woodstock, Connecticut, this 2nd day of March, 2017.

/s/ Allan D. Walker, Jr., First Selectman
 /s/ Chandler Paquette, Selectman
 /s/ D. Mitchell Eaffy, Selectman
 Attest: Judy E. Walberg, Town Clerk

Motion carried unanimously.

2a. Appoint the Historic Properties Commission as a Study Committee to investigate the Bradford-Marcy Cemetery property for its possible designation as a Local Historic Property

Paquette moved to appoint the Historic Properties Commission as a Study Committee to investigate the Bradford-Marcy Cemetery property for its eligibility to be designated as a Local Historic Property and to follow the steps as established by the State of Connecticut.

Last year, the Town received a historic preservation grant where mapping the grave sites in the Bradford-Marcy Cemetery was done and recorded. In addition, a link was added to the Town's website to access the information. The Historic Properties Commission would like the Bradford-Marcy Cemetery to be considered for designation as a Local Historic Property.

Motion carried unanimously.

3. Tax Rebates

Paquette moved to approve a tax rebate to Laurie Uwazany in the amount of \$95.20. **Motion carried unanimously.**

4. Correspondence and Announcements

None.

5. Citizen's Comments

Jeffrey Gordon thanked the Selectmen for sending the PA 490 changes submitted by the Planning and Zoning Commission to a Town Meeting.

Jean McClellan reviewed the document she provided to the Selectmen regarding creating a town ordinance prohibiting the storage, disposal or use of waste from oil and gas exploration or extraction. A public informational meeting will be held on March 13th with a Town Meeting to be scheduled to consider the ordinance. A question was asked whether the use of recycled asphalt on roads, a process currently used in town, would be in violation of the drafted ordinance. Mrs. McClellan thinks that the ordinance is specific to fracking activities. Walker reminded Mrs. McClellan that the ordinance would need to be reviewed by the Town Attorney prior to sending it to a Town Meeting.

6. Adjournment

Eaffy moved to adjourn at 4:12 p.m. **Motion carried unanimously.**

Respectfully submitted,
Joni Cullan, Clerk