

**MINUTES
CITY OF WOODSTOCK
PLAN COMMISSION**

February 25, 2016 - City Council Chambers

The regular meeting of the Woodstock Plan Commission was called to order at 7:00 PM by Chairperson Katherine Parkhurst on Thursday, February 25, 2016 in the Council Chambers at City Hall.

A roll call was taken.

COMMISSION MEMBERS PRESENT: Robert Horrell, Doreen Paluch, Jack Porter, Erich Thurow, Donald Fortin, Darrell Moore, Jackie Speciale, and Chairperson Katherine Parkhurst.

COMMISSION MEMBERS ABSENT: Steve Gavers

STAFF PRESENT: Planning and Zoning Administrator James Kastner, City Attorney T.J. Clifton, and Building & Zoning Director Joe Napolitano.

OTHERS PRESENT: City Clerk Cindy Smiley

APPROVAL OF AGENDA

Motion by D. Paluch, second by J. Porter, to approve the agenda as noticed. Ayes: R. Horrell, D. Paluch, J. Porter, E. Thurow, D. Fortin, D. Moore, J. Speciale, and Chairperson K. Parkhurst. Nays: none. Abstentions: none. Absentees: S. Gavers. Motion carried.

APPROVAL OF MINUTES

Motion by D. Moore, second by D. Paluch to approve the minutes of the January 28, 2016 meeting with the following corrections:

- Page 1, Paragraph 1, Line 1 should read “A regular meeting of the Woodstock Plan Commission...”
- Page 2, Paragraph 7, Line 1 should read “Chairwoman Parkhurst...”

Ayes: R. Horrell, D. Paluch, J. Porter, E. Thurow, D. Fortin, D. Moore, J. Speciale, and Chairwoman Parkhurst. Nays: none. Abstentions: none. Absentees: S. Gavers. Motion carried.

1. PUBLIC COMMENT

There was no comment forthcoming from the public.

2. OLD BUSINESS

**Public Hearing Continuation (continued from the January 28, 2016 Plan Commission Meeting):
Amendment of Woodstock Christian Life Services/Hearthstone Communities special use permit, which will allow property generally described as 930 Northampton Street to be redeveloped with a ~~three-unit single family attached duplex residential structure.~~**

Chairperson Katherine Parkhurst verified the presence of a quorum, confirmed that applicable public hearing notice requirement had been met, and opened the public hearing at 7:03PM.

Terry Egan, President and CEO of Hearthstone Communities, was sworn in by City Attorney T.J. Clifton.

Mr. Egan stated the petitioner heard the wishes of the Commission and the community as expressed at the last meeting and is returning to propose a duplex at 930 Northampton rather than a three-unit. He stated his opinion this is important for older, independent adults in the area and noted Hearthstone has remodeled or constructed several other duplexes in the area. He stated the demand is high, noting there is a waiting list, for these units. He stated the space is currently occupied by an older structure that is an eyesore.

Chairwoman Parkhurst thanked Mr. Egan for listening to the Plan Commission and for coming forward with a different plan.

D. Moore noted there are still two variations being requested, one of which is lot size which does not concern him. He asked the petitioner to provide additional information concerning the other variation requesting lot coverage of 33.7% or 3,240 square feet rather than the allowable lot coverage of 30% or 2,970 square feet.

In response, Tom Tierney, General Contractor and Consultant to Hearthstone, was sworn in by City Attorney T.J. Clifton.

Mr. Tierney stated that while there is no definite layout, this was done in attempt to create units that would be flexible and would provide an opportunity for a three-bedroom unit. He noted there is a feeling among some prospective residents who are downsizing that a two-bedroom is too much of a change and a preference for a three-bedroom unit has been expressed. The larger lot coverage would allow for a three-bedroom, two-bath unit if that is desired. Mr. Moore noted this is market-demand driven and confirmed with Mr. Tierney that this would not involve more people living in the unit.

J. Porter stated his opinion that this is a far better plan than that presented at the last meeting noting this would be an improvement to the area.

R. Horrell stated his feeling this is a great improvement as well. In response to a question from M. Horrell, J. Kastner stated the City received a letter from the petitioner requesting this change but the petition has not been amended. Mr. Horrell requested this be made a condition of approval. He also requested that demolition and removal of the existing structure and clean-up and restoration of the back of the property be attached as a condition of approval of the petitioner's request.

Chairwoman Parkhurst agreed that requiring these conditions would be appropriate. She stated this plan is much better, noting she does not have a problem with the requested variations.

D. Paluch thanked the petitioner for listening to the Commission and revising their plan. She stated she has no problem with the variations requested.

J. Speciale stated she is comfortable with the plan.

Chairwoman Parkhurst opened the floor to public comment.

Chris Jensen, 951 Irving Avenue, was sworn in by City Attorney T.J. Clifton.

Mr. Jensen confirmed with Mr. Kastner that the setbacks are now within regulation. He thanked the City and the petitioner for their efforts thus far to clean up the area. He expressed concerns about the survey noting the lines now appear to be three feet to the east of his property and that the property

marker stops short of the joint property line. He requested this be reviewed and verified before building begins.

In response to questioning from the Commission, Mr. Jensen stated he feels the surveys may be incorrect because he knows where his lot markers are and his neighbor has been through two refinancings including surveys. He expressed his opinion that something may be off with the surveys and believes this should be clarified.

Roy Williams, 926 Northampton, was sworn in by City Attorney T.J. Clifton.

Mr. Williams stated his opinion that the duplex is acceptable but expressed concern about drainage. He noted the presence of debris and broken concrete and requested this be cleaned-up before any construction begins.

Chairwoman Parkhurst closed the Public Comment period.

In response to questioning from D. Moore, Mr. Kastner confirmed the required side yard setback would be 8 feet and noted the petitioner is not asking for any change in setback requirements. He further explained the setback requirements and noted the Commission is not being asked to approve a site plan, stating as long as the petitioner meets the required setback, the site plan can be changed.

In response to a question from Chairwoman Parkhurst, Mr. Egan stated there is no set timetable for construction. He noted it is his understanding the special use permit would be in effect for two years and that an extension could then be requested. J. Kastner confirmed this is the case.

Mr. Egan noted it is the petitioner's intent to demolish the existing building, having already obtained an estimate to do so. In response to a question from R. Horrell, he stated asbestos has been removed from the building and the next step would be demolition. City Attorney Clifton confirmed that a time frame for cleanup of the property and demolition of the building can be attached as a condition of approval of the petitioner's request.

In response to a question from Chairwoman Parkhurst, Mr. Kastner stated when application for a building permit is made, the petitioner's engineer must submit drainage plans which will be reviewed and approved by City Engineer Al Wilson as a condition of permit issuance. At the request of R. Horrell, Mr. Egan confirmed he would request that the surveyor recheck the survey.

R. Horrell, referring to the findings-of-fact, noted removal of the old structure and redevelopment of the lot is in the best interests of the community. He further noted the variations requested are insignificant, would have no harmful effect on the neighbors, and would allow the availability of a larger, three-bedroom space for the residents.

Motion by R. Horrell, second by D. Fortin, to approve the request for an amendment of Woodstock Christian Life Services/Hearthstone Communities special permit and variations which will allow property at 930 Northampton Street to be redeveloped with a duplex residential structure subject to the following conditions:

- Petition to be revised before presentation to the City Council;
- Petitioner agrees to demolition of the existing structure and restoration and clean-up of the land;
- Demolition and clean-up of rear portion of the property to occur within one year from the date the amendment takes effect.

A roll call vote was taken. Ayes: J. Speciale, D. Fortin, R Horrell, D. Moore, D. Paluch, J. Porter, E. Thurow, and Chairwoman K. Parkhurst. Nays: none. Abstentions: none. Absentees: S. Gavers. Motion carried.

Chairwoman Parkhurst closed the public hearing at 7:26PM.

3. NEW BUSINESS

There was no new business.

4. NEW BUSINESS

There was no further discussion.

Chairwoman Parkhurst, noting this was Mr. Kastner's last meeting before retirement, thanked him for his service to the Commission. Those present acknowledged Mr. Kastner's service with hearty applause. J. Napolitano invited those present to honor Mr. Kastner at a reception to be held on Wednesday, March 2 at 3:00PM in the Council Chambers.

ADJOURN

Motion by J. Porter, second by D. Paluch, to adjourn this meeting of Woodstock Plan Commission to the next regular meeting scheduled for Thursday, March 24, 2016, at 7:00PM in the Council Chambers at City Hall. Ayes: J. Speciale, D. Fortin, R. Horrell, D. Moore, D. Paluch, J. Porter, E. Thurow, and Chairperson Parkhurst. Nays: none. Abstentions: none. Abstentions: S. Gavers. Motion carried. Meeting adjourned at 7:30PM.

Respectfully submitted,

Cindy Smiley
City Clerk