

Woodstock Agricultural Commission

Regular Meeting, Town Hall, Room A, 1 pm, Monday, Sept 18, 2017

Members Present: Stewart Morse, Richard Norman, Paul Miller, Lynn Weaver, Rebecca Hyde.

Members Absent: Douglas Young, Jon Hermonot, Linda Auger

Public Present: Frank Olah

Call to order: Chairman Morse called the meeting to order at 1 pm. Lynn Weaver **moved** to seat Paul Miller as full member, Richard Norman seconded. **All in favor.**

Review of August minutes: Paul Miller **motioned to approve** the August minutes as presented, Richard Norman seconded, **all in favor.**

Public participation:

None

Old business

WOLSLAFP report. Work continues on several projects, nothing public yet.

P&Z subcommittee report. They continue to work on the revision of the subdivision regulations. Possibilities include 2-4 lots with no set aside, or 5-10. There are various opinions about the fee in lieu of set aside program, and continued need for planning regarding the open space created by the set asides.

New business

Sept 490 program. Good WINY radio interview with Joan Nichols. Joe Bonelli from the UConn Extension will present on risk management. The USDA funding for the program requires this. There will be similar funding for next year which could fund another appearance.

WDSTK land map. Review of assessor's map 5284, which runs along the Southbridge border and crosses Brickyard and Lebanon Hill Rds, Cohasse Brook and Potter Pond Brook watersheds. Laurel Ridge (aka Solaire) owns 3 lots totaling 66 acres, one is in 63W (open space woodland) but the other two are not in open space. The Spinneys own 3 lots totaling about 22 acres, google earth shows some cleared areas and roads in there, their land crosses into Southbridge. The Town of Southbridge owns 45 acres, in 63S (open space swamp), which runs along Potter Pond brook. A couple from Clinton, CT owns 11 acres in 63W, landlocked, recently purchased. There are 9 lots on Brickyard, 7 are 2-3 acres, 2 are 7-8 acres, buildings seem to be mostly late 80s/early 90s, one from the 70s, one 2007. There are 4 lots on Lebanon Hill Rd, one with 32 acres, mostly wetlands, 3 small. 4 lots on Oak Hill Lane, 3-5 acres, 3 on Empire Lane, about 3 acres each, 4 more lots with no address, and a cell tower. This is the first map we've looked at with a good number of housing lots. 27 lots in total on the whole map, 12 over 5 acres and 15 under. The area has a lot of wetlands and nothing designated as "prime farmland". The Eastern side slopes down toward Muddy Pond. Out of 286 acres, 124.5 are in the open space tax program, 44%.

Other

Next meeting is on October 16th.

Chaplin zoning Rebecca mentioned that she read in the NECCOG minutes that there is a proposed zoning amendment to allow “multi-family agricultural preservation on 40 acres or more with at least 80% cleared as active farmland and 20% of the units set aside as affordable units”

Quarry Road town-owned wood lot The bids came in and the highest was \$19,000, this will go to town meeting for a vote.

Adjourn. Paul Miller **motioned** to adjourn at 2 pm, Richard Norman seconded, **all in favor.**

Respectfully submitted,

Rebecca Hyde, Secretary

These minutes are subject to approval at the next meeting of the full Commission.