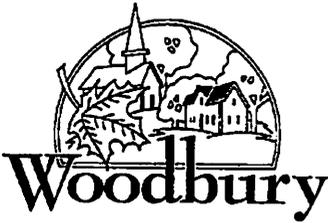


# TOWN OF WOODBURY

281 Main Street South  
Woodbury, Connecticut 06798-0369



First land deed from the Indians  
April 12th 1659

## **Minutes of the Board of Selectmen Joint Land Use Meeting** *Wednesday, January 15, 2020 ♦ 7:00 p.m. Senior/Community Center*

**Present:** First Selectman Barbara Perkinson, Selectman Karen Reddington-Hughes, Selectman George Hale, Tom Amatruda, Andrew Chapman, Susan Cheatham, Bob Clarke, Jane Donn, Maureen Donnarumma, Evan Hard, Marc Kroll, George Messier, Mike Novak, Lesa Peters, David Schultz, Joel Serota, Frank Sherer, Kathryn Sherer, Jeff Sherman, David Taylor, Ted Tietz, Don Trella, Mary Tyrrell, Claudette Volage, Jack Well, and Dorothy West; also, Maryellen Edwards, Jenifer Miller, 5 additional members of the community, one member of the press, and clerk Deb Carlton

### **Call to Order**

Mrs. Perkinson convened the meeting at 7:00 p.m.

### **Introduction – First Selectman**

Mrs. Perkinson welcomed everyone in attendance. She asked that the chairs of the land use boards receive an emailed copy of tonight's powerpoint. She urged chairs to forward it to their members because it contains a lot of useful information. She provided details on Ms. Hendrickson's background and role at CERC. She encouraged the land use boards, as she did last year, to *communicate* with each other. She encouraged land use chairs to have planned meetings together. She stressed that we do not exist in a vacuum, and a good working relationship with the Land Use office is necessary. The staff in that office, she said, are phenomenal and a great resource. She urged all members to know their regulations, stay up to date on them, and to bring regulations with them to their meetings for reference.

### **Guest Speaker – Courtney Hendrickson, CT Economic Resource Center (CERC)**

Ms. Hendrickson gave an overview of CERC and its focus, reviewed their vision and mission statement, and outlined municipal services available to the town. She asked three questions from the audience. To the question of what Woodbury's assets are, she was told its history, library, senior center, people, parks and trail system, schools and restaurants. As to challenges in the next 10 years, responses were development, declining population and excess space in the schools, controlling growth, and a lack of young people coming into town. When asked what would be "game changers," she was told jobs, and a wider tax base.

Ms. Hendrickson offered a definition of local economic development, and said it is moving from a transactional to a transformational approach. Essential to this, she said, is defining the town's reputation in the economic development marketplace. She asked the audience to think about what Woodbury's reputation might be in this area. She spoke about economic development choices, who is on the team, responsibilities, and increasing value in the community. She stressed the importance of supporting small businesses, offering them spaces and opportunities to meet together, and skill building.

Ms. Hendrickson's main topic was the importance of streamlining the permitting process. She said it needs to be predictable, clear, reliable, consistent, effective and efficient. Principles of streamlining the process were outlined.

Asked by Mr. Hale the benefits of a combined Planning and Zoning Commission, she replied that, in towns where those 2 groups are combined, the tendency is for it to become all zoning, and planning falls to the side.

There was considerable discussion about the slide on page 19 and the review committee. Ms. Hendrickson clarified that the roles listed typically denote those of staff, not volunteer commissioners.

**Brief Overview of Successes and Challenges – Commission Chairs (or designees):**

**Conservation Commission – David Taylor:** This groups core mission was reviewed, as was the additional focus of community outreach. The commission was involved in last year’s mining project, and also participates in the town clean up, publishes a newsletter, and supports Earth Day.

**Historic District Commission – Susan Cheatham:** the group’s purpose of preserving the town’s historic structures while balancing the needs of the community was reviewed. She stressed working with other commissions on the application process and the challenges of getting the word out about her commission, what they do and what they can offer.

**Inland Wetlands & Watercourses Agency – Mary Tyrrell:** this agency has not been terribly busy with applications and those they had were worked through quickly. She noted Charlie Lewis retired and had a nice recognition of his years of service. Two new members have been added who have strong science backgrounds: Ms. Evan Hard, who was present, and Kyle Turoczi. She, too, stressed communication between boards, and requested training for chairmen of land use boards.

**Planning Commission – Joel Serota:** The Plan of Conservation and Development (POCD) is in a position to be accepted. It will receive ongoing review. His commission intends to tap into resources of the town. He commented that the function of Planning is strategic, separate from Zoning which is reactive to applications.

**Zoning Board of Appeals – Michael Novak:** The function of the ZBA was explained, with variances and changes of use being the most common issues faced. The past year, he said, was straightforward and without much drama. They meet about 8 times per year and their light load is a sign of the times – the housing boom has long passed.

**Zoning Commission – Tom Amatruda:** Zoning had a very busy year with controversies, such as Dollar General, and he stressed we need to all we can to help our town’s businesses make it. Zoning regulations are being revised and processes streamlined. He noted working with industrial zone businesses to help them be less visibly impactful, handling enforcement issues such as RVs and blight, dealing with sign issues, and considering higher density housing.

First Selectman Perkinson requested a motion to adjourn, entered by Mr. Hale and seconded by Ms. Reddington-Hughes. The meeting adjourned at 8:58 p.m.

Respectfully submitted,



Deb Carlton, Assistant to the First Selectman

RECEIVED & FILED  
IN WOODBURY, CT

This 16 day of Jan 2020  
at 2:45 o'clock P M  
Andi S. Carl  
Town Clerk