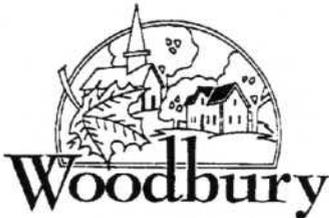


TOWN OF WOODBURY

281 Main Street South
Woodbury, Connecticut 06798-0369



First land deed from the Indians
April 12th 1659

Board of Selectmen Joint Land Use Meeting

Wednesday, January 18, 2017 ♦ 7:00 p.m.

Senior/Community Center

MINUTES

Present: First Selectman Butterly, Maryellen Edwards, Sean Hayden, Carol Haskins, Len DeJong, Various Members of the Land Use Boards/Commissions/Agencies, Members of the Public and Press

Call to Order

First Selectman William Butterly convened the meeting at 7:05 p.m.

Introduction – First Selectman

First Selectman Butterly introduced Maryellen Edwards, the new Town Planner. He briefly mentioned the upcoming permitting software. He expressed his desire to have clerks keep track of the digital recorder times on each application to make it easier to find applications when listening to recordings. He stated that the “Sherwood Property” has not been approved; the BOS is sending it to the Conservation Commission for comment. Mr. Butterly suggested that the Zoning Commission post-pone their meeting on the Regulation Changes.

Guest Speaker – Sean Hayden, Executive Director, Northwest Conservation District

Mr. Hayden discussed the concept of creating a Low Impact Development (LID) Design Manual for the Town of Woodbury to guide the Land Use office, Town commissions, and the design/build community to create more sustainable projects in Town. An example of a LID project was shown for the Town of Morris. LID is a way to develop land working with it, not against it. There are concerns over the water supply; this is a protective measure for the water supply. He described the process as a giant filter; water is moved at the surface. There’s no downside to implementing LID, including cost. He handed out a conceptual LID manual to the Chairmen of certain commissions to review. Mr. Hayden has a grant to get a design manual specific for Woodbury. Regulations do not need to change; this manual can be attached to the regulations as a “living document.” The design manual meshes with the regulations, it does not conflict with them. There are about 4-5 towns in Connecticut that have a manual including Guilford, Tolland, Granby Plainville and Harwington. It was noted that this can be applied to the MS4 permit, addressing some of those requirements.

Guest Speaker - Carol Haskins, Pomperaug River Watershed Coalition

Ms. Haskins discussed the PRWC Watershed Management Plan and their goals. This plan will be used as a guide to evaluate changes through time. It includes establishing current conditions in the watershed, evaluating contributing causes of known water quality impairments, identifying monitoring needs, prioritizing steps to reduce pollutant inputs to waterways, incorporating measures to protect and maintain high quality streams and establishing community involvement. Land Use commissions can have an important role in developing the plan by sharing their knowledge of and assisting in identifying potential sources related to stream impairments. They can help with the prioritization of best management practices to implement, when and by whom. They can get the public together for informational sessions. Commissions can also communicate directly with the Pomperaug River Watershed Coalition and proactively pass information related to concerning sites for the inclusion in visual assessment surveys.

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

Planning Commission – *Mary Connolly*: The Planning Commission is currently working on redoing the POCD, which needs to be done by 2020. They are hoping to tie into the AIA/SDAT plan and have asked to include funding for the upcoming budget.

Zoning Commission – *Bob Clarke*: The Zoning Commission is continuing revision of the regulations and will continue to do so.

Inland Wetlands & Watercourses Agency – *Mary Tyrrell*: Thanked the Board members. She noted that they are the first Board people have to go to. The Agency tries to educate applicants with regards to the wetlands. Sean Hayden was thanked for his extra help on recent applications.

Historic District Commission – *Susan Cheatham*: The Historic District Commission has worked on regulations. One was to change the responsibility for sending abutter notifications and the other being the COG maps to replace the text description of the boundaries. They are still concerned with the conditions of the Telephone Company Buildings. They issued a Cease & Desist for 76 Main Street South for not applying for a Certificate of Appropriateness. They are working on recommendations from the SDAT committee, specifically looking at the Bicentennial Green. The Commission presented three Historic Preservation Awards this year. Ms. Cheatham reminded everyone that the purpose of the Historic District Commission is “promoting the educational, cultural, economic and general welfare of the public through the preservation and protection of buildings, places and districts of historic interest by the maintenance of such landmarks in the history of architecture of the town, state or nation; and through the promotion and development of appropriate settings for such buildings, places and districts.”

Conservation Commission – *David Taylor*: The Conservation Commission promotes and encourages conservation activities. They are a bit of a “conscience” to the Board of Selectmen and other groups. They participated with the Trolley Bed Committee, continue to hold Town Wide Clean Up days and participated in the Earth Day Celebration. They will be contributing to the POCD and hope to promote LID. Woodbury has 14% of protected Open Space, State Guidelines state it should be 23%, they are looking at ways to increase this percentage. They have also found that some properties they thought were protected are not.

Zoning Board of Appeals – *Michael Novak*: The ZBA had 7 Variance Requests and 2 Special Exceptions for Change of Use and all applications were approved. He thanked his Board and their dedication to look for the best possible solutions, which is challenging when it comes to determining hardships. They try to look past the “self-imposed hardship,” where they can simply say you could choose not to do it. They’ve had to determine if applications are in harmony with the neighborhood and challenges with regards signage. He ended by stating that he thinks the Main Street Design Exception for Variances is in conflict with the Connecticut General Statutes.

First Selectman Butterly thanked everyone for coming and ended the meeting at 8:25 p.m.

Respectfully submitted,

Anne Firlings
Administrative Assistant, Land Use Office

RECEIVED & FILED
IN WOODBURY, CT

This 24th day of Jan 2017
at 10:45 o'clock A M
Suzanne Cooper
TOWN CLERK