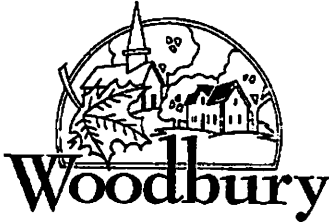


TOWN OF WOODBURY

Zoning Commission

281 Main Street South
Woodbury, Connecticut 06798-0369
(203)263-3467 ~ www.woodburyct.org



First land deed from the Indians
April 12th 1659

MINUTES – JANUARY 26, 2021 REGULAR MEETING 7:00 P.M. – VIRTUAL MEETING

MEMBERS PRESENT:

Thomas Amatruda, Chairman
Robert Clarke
Ted Tietz
Bob Wilson

ALTERNATES PRESENT:

Casey Rushin
Elmer Kiessling

MEMBERS ABSENT:

Donald Trella

ALTERNATES ABSENT:

Jack Well

ALSO PRESENT: Town Planner Maryellen Edwards

1. REGULAR MEETING

- a) CALL TO ORDER – Chairman Amatruda convened the meeting at 7:00 p.m.
- b) SEATING OF MEMBERS AND ALTERNATES/CONFLICT OF INTEREST REMINDER (CGS Section 8-11 & Woodbury Town Charter Section 901)
Seated were Commissioners Amatruda, Clarke, Tietz, Wilson and Alternate Kiessling

2. OTHER BUSINESS

Zoning Regulation Amendment Workshop

Chairman Amatruda resumed discussion of the Principal Use Table 4.1 of the revised zoning regulations.

- **Retail Establishments, Large and Small Format**

Large format establishments will be allowed in the MQ district with a SP. A discussion arose regarding the allowance of small format establishments within the PI district. Chairman Amatruda does not want the PI district to become another MQ district. Commissioner Clarke brought up establishments that offer services, but not necessarily sales. Sales and retail could be an accessory use in the PI district, but not a principal use. The definition for the Planned Industrial district was reviewed and it was determined that the area is meant for production and services and is not designed to support retail establishments. The consensus of the Commission was to remove small format retail establishments from the PI district. This principal use is allowed in the MSD and MQ districts with a ZP.

- **Rooming or Boarding House**
 This use will be allowed in all residential zones with a SP and in the MSD with a ZP. This use does not encompass companies such as Air BNB. This is more long term use most likely with a lease.
- **Senior Housing Facility**
 All agreed this use would be allowed in all residential zones and the MSD district with a SP.
- **Service Establishment**
 The definition of service establishment encompasses many types of businesses such as; banks, dry cleaning storefront, educational studios, personal training studios, parcel services, personal services, printing shops and repair shops. The Commission felt that this definition needed to be broken down and categorized more thoroughly. The Commission agreed that these uses are all allowed in the MSD and MQ districts with a ZP. However, much discussion arose regarding the PI district. While some uses such as printing shops and repair shops would be recommended for the PI district, other uses such as personal care services would not be suited for that district. The consensus was for Ms. Edwards to speak to Mr. Gomes the consultant, and to break out many of these uses on their own for the Principal Use table.
- **Shopping Center**
 This use is allowed in the MSD district with a SP, and the MQ district with a ZP. This principal use will not be allowed in the PI district.
- **Social Club, Large and Small Format**
 Small social clubs would be an area of less of 5000 square feet. A large social club would be 5000 square feet or more. Discussion ensued regarding social clubs in a residential setting with reference made to a VFW in Southbury. The consensus of the Commission was to remove this principal use from all residential zones and from the PI district. There is no longer any need to differentiate between a large or small format since both uses would be allowed in the MSD and MQ districts with a SP.
- **Solar Energy Fields**
 This use is allowed in the OS60, OS80 and OS10 zones with a SP and in the PI with a ZP. This applies to a principal use only. This does not apply to roof top and yard applications.
- **Substance Abuse Treatment Facility**
 Much discussion arose regarding this principal use. This use would consist of detox treatments and other methods for substance abuse under a doctor's care. Chairman Amatruda stated that he would like to see consistency of discouraging in-patient services in regards to all health care facilities allowed in town. The principal uses of healthcare facility and mental health treatment facility are out-patient services only. The definition of substance abuse treatment facility should be changed to reflect out-patient services only and will then be allowed in the MQ with a SP.
- **Theater**
 This use will be allowed in the MSD and MQ districts with a SP. The traffic would be too much for the PI district.

- **Vet Clinic**
The Commission could not come to a general consensus for this principal use. Chairman Amatruda and Commissioner Wilson felt this use does not belong in the PI district. Commissioner Clarke and Alternate Rushin felt it was fine in the PI district. Commissioner Clarke also felt that the use should be allowed in residential zones along with the MSD district. The current regulations allow for the use in residential zones with a SP. All agreed that the use is suitable for the MQ district. Ms. Edwards will speak to Mr. Gomes for further clarification and recommendation.
- **Wireless Communication Facility**
This use is predominately permitted by the Citing Council. There are only very specific regulations that the Zoning Commission can determine. This use is allowed in all districts. Ms. Edwards will review this with Mr. Gomes.

Chairman Amatruda would like a new revised copy of the Principal Use table to reflect the changes that have been made. He added that based on the discussion of the PI district tonight, the use of grocery store, large and small format should be removed from the PI district. He advised the Commissioners to review the revised table for the next discussion.

3. PRIVILEGE OF THE FLOOR

There were no comments at this time

4. CORRESPONDENCE

Chairman Amatruda made mention of a quarterly newsletter.

- O & G Annual Water Reports for the Park Road and Stiles Road quarries

5. CONSIDERATION OF MINUTES

Chairman Amatruda presented for consideration the minutes of the January 12, 2021, Zoning Commission meeting. He called for discussion.

MOTION:

Chairman Amatruda moved and Commissioner Clarke seconded to approve the minutes of the January 12, 2021, Zoning Commission meeting as amended:

- Section 4.a- 5th line from bottom to read: "...handled administratively once more information is submitted. It was recommended that in order for outdoor dining..."
- Section 4.b to c – Capitalize "Alternate Well was unseated..."

Vote: 5-0-0 in favor. Motion unanimously approved.

6. ADJOURNMENT

MOTION:

To adjourn the meeting at 9:04 p.m.
Made by Chairman Amatruda

Respectfully Submitted,

Robyn Wright

Robyn Wright
Clerk for the Zoning Commission

Copies of documents and meeting audio are available at the Land Use Office

RECEIVED & FILED
IN WOODBURY, CT
This 29th day of Jan 2021
at 8:15 o'clock P M
Judge A. Cook
Town Clerk