



Town of Woodbury Zoning Commission

281 Main Street South
Woodbury, CT 06798
203.263.3467 ▪ www.woodburyct.org

MINUTES – JANUARY 9, 2024 REGULAR MEETING 7:00 P.M. – SENIOR CENTER, 265 MAIN ST. SOUTH

MEMBERS PRESENT:

Bob Wilson, Chairman
Thomas Amatruda
Ted Tietz
Donald Trella

ALTERNATES PRESENT:

Jack Well
Casey Rushin

MEMBERS ABSENT:

Robert Clarke

ALTERNATES ABSENT:

David Primini

ALSO PRESENT: Town Planner Will Agresta

1. OPENING OF MEETING

- a) CALL TO ORDER – Chairman Wilson convened the meeting at 7:04 p.m.
- b) SEATING OF MEMBERS AND ALTERNATES
Seated were Commissioners Amatruda, Tietz, Wilson, Trella and Alternate Well
CONFLICT OF INTEREST (*CGS Section 8-11 & Woodbury Town Charter Section 901*)

2. ELECTION OF OFFICERS

Commissioner Tietz presented the nominations of officers to the Commission.

MOTION:

To elect Bob Wilson as Chairman, Donald Trella as Vice Chairman, and Robert Clarke as Secretary.

Made by Commissioner Tietz, Seconded by Chairman Wilson

Vote: 5-0-0 – Approved – Motion Passed

Ayes: Wilson, Amatruda, Trella, Tietz, Well

Nays: None

Abstain: None

Commissioner Trella left the meeting at 7:06 p.m. Alternate Rushin was seated

3. PENDING AND NEW APPLICATIONS

- **23-ZC-0024 – 215 Main Street South / Map 104, Lot 73-A / MSD & HD#1 Districts
215 Mainwood, LLC (applicant/owner) Installation of ADA access ramp over existing walkway, extend side porch and install 2 new exterior doors.**

This application has been postponed.

4. ENFORCEMENT

- **21-ENF-0009 – 437 Sherman Hill Road / Map 4, Lot 8A / OS-100 District
Eren Tumer (owner) – Classic Turf
Failure to Complete Remediation Plan (22-ZC-0007) per approval and time allotment**

Commissioner Tietz was unseated at 7:06 p.m.

Chairman Wilson requested an update on the situation from Town Planner Agresta. Mr. Agresta explained that shortly after the Cease & Desist order was issued, the owner sent a message to the office that the work was done. However, a comparison of the “Final as Built” plan that was submitted differed significantly than what was the approved plan. A large area of where there was supposed to be vegetation is now rock. The ZEO was not able to make an actual assessment of the work prior to this meeting since the gate was locked. As it is now winter, they will not be able to finish according to the original plan and will need to come in to amend the plan. Mr. Eren had said he was going to appear at tonight’s meeting but was not present.

MOTION:

To table Enforcement item **21-ENF-0009** until the next meeting. The staff is directed to meet with Mr. Eren and assess the state of the violation and determine a plan going forward.

Made by Chairman Wilson, Seconded by Commissioner Amatruda

Vote: 4-0-0 – Approved – Motion Passed

Ayes: Wilson, Amatruda, Well, Rushin

Nays: None

Abstain: None

Commissioner Tietz was reseated at 7:13 p.m.

5. ADMINISTRATIVE

Chairman Wilson presented the minutes of the December 12, 2023, Zoning Commission meeting for consideration. He called for discussion. There was none.

MOTION:

To approve the minutes of the December 12, 2023, Zoning Commission meeting as presented.

Made by Chairman Wilson, Seconded by Commissioner Tietz

Vote: 4-0-1 – Approved – Motion Passed

Ayes: Wilson, Amatruda, Well, Tietz

Nays: None

Abstain: Rushin

6. PRIVILEGE OF THE FLOOR

There were no comments from the floor.

7. CORRESPONDENCE

- Tietz Trucking Fourth Quarter Reports

Chairman Wilson inquired about the Enforcement Item on 170 Brushy Hill Road. The ZEO sent out an email update on 1/9/24 noting that the owners had stated the backhoe was removed, the unapproved structures taken down and the camper will be gone with the next week or so. She will go to the site to confirm the status prior to the next meeting.

Town Planner Agresta mentioned another violation issue where there is storage of materials on pallets and cut stone in the street right of way. The issue is being handled by the First Selectmen's Office since it involves the right of way. Mr. Agresta wanted the Commission to be aware of the issue.

8. DRAFT ZONING REGULATIONS WORK SESSION

Chairman Wilson continued discussion of **Section 16: Permits, Certificates and Site Plans**

16.3 Site Plans

16.3.1 Format

- **16.3.1.A – F:** These were good as recommended

16.3.2 Waiver of A-2 Accuracy Requirement

- **16.3.2:** This was good as recommended.
- **16.3.2.A:** Replace “a minimum of” with “greater than”
- **16.3.2.B & C:** These were good as recommended
- **16.3.2.D:** Should read “Proposed uses are not to be...”

MOTION:

To table the Regulation Workshop temporarily and return to Enforcement

Made by Chairman Wilson, Seconded by Commissioner Amatruda

Vote: 5-0-0 – Approved – Motion Passed

Ayes: Wilson, Amatruda, Well, Rushin, Tietz

Nays: None

Abstain: None

Commissioner Tietz was unseated at 7:33 p.m.

- **21-ENF-0009 – 437 Sherman Hill Road / Map 4, Lot 8A / OS-100 District
Eren Tumer (owner) – Classic Turf
Failure to Complete Remediation Plan (22-ZC-0007) per approval and time allotment**

John Eren, 60 Carmel Hill Road, Bethlehem, addressed the Commission. Chairman Wilson noted to Mr. Eren that some items are still not completed and different improvements were made than what the approved plan shows. Mr. Agresta stated that the top of the slope is not anchored correctly. Mr. Eren asserted that the slope is stabilized. Mr. Eren stated that Civil 1 engineers who had worked on the property had sent a letter approving the work that was done, noting that the left side needs to be monitored to see if more erosion is occurring. The Commission compared the approved plan and the As Built plan noting the differences. Mr. Agresta showed photos that were taken on 12/27/2023. Chairman Wilson outlined that the first step needs to be meeting with the ZEO on site to assess if the work that was done has addressed the violation and they are now compliant. After that, the approved plan needs to be modified. Alternate Rushin stated that the quantity of stockpiled material should also be noted because stockpiling and storage of material has not been approved for the property. The stockpiles also need to be labeled as to where they are on the plan. Mr. Eren has made the stockpile to be the erosion control on the bank. The Commission stated that the stockpile should not be part of the erosion control since it will be fluctuating. Alternate Rushin also mentioned that part of the grassy area on the original plan has been removed and cut back so the slope may be steeper than a 2 to 1 approved slope. The plan going forward is for the Land Use office to meet with the engineer and Mr. Eren to confirm the best method forward.

Commissioner Tietz was reseated at 8:05 p.m.

The Commission returned to the Regulation Workshop.

16.3.3 General Application Information

- **16.3.3.A.1.a-d:** These were good as recommended.
- **16.3.3.A.1.e:** Should read "...vehicles, equipment and materials associated..."
- **16.3.3.A.1.f-n:** These were good as recommended.
- **16.3.3.A.1.o:** This item should be added to include lighting, signage and accessory components.
- **16.3.3.A.2 & 3:** Definition of Traffic Study is good as recommended.
- **16.3.3.A.3.a-d:** These were good as recommended. A catchall will be added if a traffic study is needed.
- **16.3.3.A.4:** Add snow removal
- **16.3.3.A.5:** Remove "...encourage pedestrian oriented..." Should read "A pedestrian circulation plan demonstrating how the development will provide adequate pedestrian..."
- **16.3.3.A.6:** Should read "Low Impact Development" requirements" instead of "LID Requirements"
- **16.3.3.A.7:** This was good as recommended.

16.3.4 Required Site Plan Information

- **16.3.4.A.1-7:** These were good as recommended.
- **16.3.4.A.8-9:** Minor grammatical corrections
- **16.3.4.A.10:** This was good as recommended
- **16.3.4.A.11:** Add materials storage

- 16.3.4.A.12-28: These were good as recommended. Town Planner Agresta explained how the tables would be used. The consensus was to add fire protection services somewhere.

16.3.5 Waiver of Requirements

- 16.3.5.A-C: These were good as recommended
- 16.3.5.D: This will be removed
- 16.3.5.E: Discussion that this requirement reiterates 16.3.2. Town Planner Agresta will review this.

9. ADJOURNMENT

MOTION:

To adjourn the meeting at 8:48 p.m.

Made by Chairman Wilson

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
12th Jan 24
1:07 PM
Maria M. Mancini
Clerk