



Town of Woodbury Zoning Commission

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

MINUTES – DECEMBER 10, 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:

Jake Amorando

MEMBERS ABSENT:

Robert Clarke

ALTERNATES ABSENT:

Casey Rushin

ALSO PRESENT: Town Planner Will Agresta, Applicants and agents

1. OPENING OF MEETING

- a) CALL TO ORDER – Chairman Wilson convened the meeting at 7:01 p.m.
- b) SEATING OF MEMBERS AND ALTERNATES
Seated were Commissioners Amatruda, Tietz, Wilson, Trella and Alternate Amorando
CONFLICT OF INTEREST (*CGS Section 8-11 & Woodbury Town Charter Section 901*)

2. NEW APPLICATIONS

- a) 24-ZC-0022 – 491 Grassy Hill Road / Map 62, Lot 56 / OS-80 District
Stephen Bonfietti (owner/applicant)
Special Permit (after the fact) per Zoning §4.1.3.4 for Major Home Occupation (Landscape Contractor). *Scheduling of Public Hearing – OH by 02/13/25*

Town Planner Agresta stated that this application is for a landscape contractor major home occupation. The use is allowed provided the materials, inventory and tools need to be kept in a building. Vehicles need to be screened and there are parameters for vehicles allowed. Steven Bonfietti, owner, addressed the Commission. Mr. Bonfietti has been a landscaping contractor since 2010. He is an owner / operator with no crew but sometimes a parttime helper. He has a

mason dump F550 truck, an Isuzu box truck for lawnmowers, and a trailer. The house on the property was built in 2021 and received the Certificate of Occupancy. At the time of inspection, the ZEO noticed tools in the barn and did not issue the CO for the barn since there was no Special Permit for the occupation. Mr. Bonfietti asserts that the barn is not a commercial building. It is used for storing a boat, ATV's, and non-business tools. The insurance company will not cover the barn without a CO. He is looking to rectify the matter and get the appropriate permits to set everything straight. The Special Permit application has been submitted along with an A-2 survey map. He has put in a 56' x 8' fence and planted 20 Green Giant Arborvitaes to replace trees that had to be taken down near the neighbor for the septic system. Mr. Bonfietti was instructed to work with the office on particulars of the business for the permit.

MOTION:

To schedule a Public Hearing on application **24-ZC-0022 – 491 Grassy Hill Road / Map 62, Lot 56 / OS-80 District** to be held at the January 28, 2025, Zoning Commission meeting.

Made by Chairman Wilson, Seconded by Commissioner Trella

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

Ayes: Wilson, Amatruda, Trella, Tietz, Amorando

Nays: None

Abstain: None

Mr. Bonfietti questioned if the process of moving forward with the CO can happen before the Public Hearing. Planner Agresta stated that he would be willing to move forward with the CO but doesn't want to regret that decision if the Special Permit conditions are not followed.

- b) **24-ZC-0024 – 49 Bacon Pond Road / Map 21, Lot 46 / PI District**
Gertrude and Christopher Hardisty (owners). Gjergji & Xhin Llenga, Booca Paving (tenant) Special Permit / Site Plan per Zoning §5.3.2 for changes in approved site use and improvements (storage structure, exterior lights, replacement gate, flag sign).
Scheduling of Public Hearing – OH by 02/13/25

Planner Agresta gave a recap of the situation and the application. He provided notes to the members regarding changes that need to happen on the plans for the permit. Gjergii Llenga, 609 Middle Road Tpke, addressed the Commission. Mr. Llenga explained that a temporary tent had been erected on the site, along with an electrical pole with lighting, and a metal gate had been replaced with an aluminum gate. There is a light on the tent and one on the pole so workers can move around safely. The lights are on a timer from 5 to 7 a.m. and 3-5 p.m. Originally, the timer was installed incorrectly and the lights were on 24 hours a day. Several neighbors had previously complained about the lights. It is unclear if there have been complaints since the timer was adjusted. Planner Agresta stated that he observed a lighting panel aimed outward instead of downward. He is not sure these are the lights that were causing the issue.

MOTION:

To schedule a Public Hearing on application **24-ZC-0024 – 49 Bacon Pond Road / Map 21, Lot 46 / PI District** to be held at the January 28, 2025, Zoning Commission meeting.

Made by Chairman Wilson, Seconded by Commissioner Tietz

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

Ayes: Wilson, Amatruda, Trella, Tietz, Amorando

Nays: None

Abstain: None

- c) **24-ZC-0025 – 265 Main Street South / Map 104, Lot 73-A-B / OS-60 District
Town of Woodbury (applicant/owner)
Special Permit / Site Plan per Zoning §3.4.6 and §8.2.8 for installation of an outside air condenser on wall of existing building.**

Ed McGrath, Town Building Maintainer, addressed the Commission. He explained the Senior Center is in need of a mini split condensing unit for the Social Services office. He directed members to the packet with photos for the placement of the unit and its dimensions. The unit will be mounted on the exterior wall. Unfortunately, it will be visible but this is the only appropriate location for the office that the unit is needed for. It will be located 10 feet in from the sidewalk and 10 feet in from the side driveway. Planner Agresta stated that the Commission can treat this as a minor modification to the original permits. Chairman Wilson directed staff to draft an application as a minor modification for approval.

3. ENFORCEMENT

- **24-ENF-ZC05 – 49 Bacon Pond Road / Map 21, Lot 46 / PI District
Gertrude and Christopher Hardisty (owners). Gjergji & Xhin Llenga, Booca Paving (tenant) Absent required Special Permit approval unauthorized changes to approved site use and added site improvements (storage structure, exterior lights, replacement gate, flag sign).**

The tenant is moving forward with a Special Permit application.

MOTION:

To table Enforcement Item **24-ENF-ZC05 – 49 Bacon Pond Road / Map 21, Lot 46 / PI District.**

Made by Chairman Wilson, Seconded by Commissioner Tietz

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

Ayes: Wilson, Amatruda, Trella, Tietz, Amorando

Nays: None

Abstain: None

4. ADMINISTRATIVE

Chairman Wilson presented the minutes of the November 26, 2024, Zoning Commission meeting for consideration. He called for discussion. There was none.

MOTION:

To approve the minutes of the November 26, 2024, Zoning Commission meeting as presented.

Made by Chairman Wilson, Seconded by Commissioner Tietz

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

Ayes: Wilson, Amatruda, Trella, Tietz, Amorando

Nays: None

Abstain: None

- **Nominating Committee for Election of Officers**

MOTION:

To appoint Commissioner Tietz in charge of the Nominating Committee

Made by Chairman Wilson, Seconded by Commissioner Amatruda
Vote: 5-0-0 – Approved - Motion Passed
Ayes: Wilson, Amatruda, Trella, Tietz, Amorando
Nays: None
Abstain: None

5. PRIVILEGE OF THE FLOOR

There were no comments from the floor.

6. CORRESPONDENCE

Planner Agresta brought attention to the email from the Charter Revision Committee regarding Charter Section 402. The First Selectman is asking for Land Use Commissions to review the section and see if there is anything that needs to be changed or altered. There was a brief discussion on comments from the other commissions. There were no comments from the Zoning Commission to change the charter.

7. DRAFT ZONING REGULATIONS WORK SESSION

Chairman Wilson began the Draft Zoning Regulations Work Session with Section 7.5.10

7.5.10 Additional Standards Specific to the RC District

- **7.5.10.A-D:** Extended discussion on this section. The consensus was that section “A” did not make any sense and should be removed. Building height will be limited to 35 feet. Commissioner Amatruda did not want to restrict building separation. He wants to give contractors the flexibility to create their plan and bring in for approval without so many restrictions. Planner Agresta will create some language that allows for appropriate building separation.

7.6 MSD District

7.6.1 Purpose of District

No changes made.

7.6.2 Permitted Uses in the District

- **7.6.2.A-B:** No changes made.

7.6.3 Lot, Coverage, and Setback Standards

The lot and setback standards are good as recommended. The coverage standard will remain the same, with the Commission having the capacity to increase it to a building coverage of 20% and ground coverage of 65%.

7.6.4-7.6.8

This information will be removed

7.6.9 Additional Standards Specific to the MSD District

- **7.6.9.A:** Change the Bed and Breakfast use to 100% of the principal residence.
- **7.6.9.B:** No changes made

- 7.6.9.C: This item will be removed
- 7.6.9.D: No changes made
- 7.6.9.E: Remove items #4 and #5. State that “parking should be to the rear or the side to shield from being visible from Main Street.”
- 7.6.9.F: No changes made
- 7.6.9.G: Consensus was that the first part of 7.6.9.G.1 will be removed and the statement should be that the “accessory building shall not reduce the total number of dwelling units on the premises.”

7.6.10 Referral of Special Permits Application to the Planning Commission

- 7.6.10.A-E: Discussion ensued if it is necessary to refer applications to the Planning Commission. If the allowed uses are already established for the MSD district, then there is no need for the Planning Commission to review and approve the application. Text amendments and zone changes still need to go before the Planning Commission. Planner Agresta recommends removing this section. This is streamlining the process. State statutes will be addressed in another section. The Commission can always refer any application to the Planning Commission if they would like their opinion. The Commission agreed to remove this section.

8. ADJOURNMENT

MOTION:

To adjourn the meeting at 8.50 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

This 16th Dec 2024
at 11:34 o'clock AM

[Signature]
Clerk