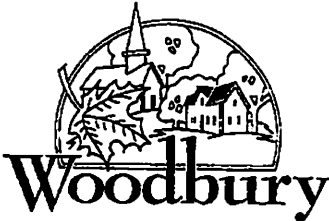


TOWN OF WOODBURY

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 – DECEMBER 14, 2021 PUBLIC HEARING / REGULAR MEETING 7:00 P.M. – SENIOR CENTER, 265 MAIN ST. SOUTH

MEMBERS PRESENT:

Thomas Amatruda, Chairman
Robert Clarke
Ted Tietz
Bob Wilson

ALTERNATES PRESENT:

Elmer Kiessling
Jack Well
Casey Rushin

MEMBERS ABSENT:

Donald Trella

ALTERNATES ABSENT:

ALSO PRESENT: Town Planner Will Agresta, Applicants and Agents, Towns people

1. OPENING OF MEETING

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

2. PUBLIC HEARINGS/ PENDING APPLICATIONS

- a) **21-ZC-2115 / O&G Industries, Inc. / Park Road Quarry / Earth Materials Permit
Renewal (2022-2023) / Map 088 / Lot 005 / CH: 1/18/22**

Commissioner Tietz recused himself. Commissioner Tietz was unseated and Alternate Rushin was seated at 7:01 p.m.

Chairman Amatruda read the legal notice of the Public Hearing. Richard Warren, agent for O&G Industries, submitted the abutter notice certificates of mailing. Mr. Warren gave a slide show presentation of the quarry with many overhead views. Excavation will continue to advance from the north to the south of the property and then to the west to connect to the old quarry floor. Processing takes place in the middle of the quarry floor level which is currently at an elevation of 320 feet. Material is blasted from the southern end and brought to process in the middle and then stockpiled in the north end of the quarry. There is no restoration proposed for this two year period. Blasting has been taking place approximately one time a week. There were 49 blasts in 2020 and 55 blasts for 2021, which resulted in 142,000 cubic yards of material. The quarry has been drilling less to reduce the explosives needed closer to residences. The estimated reserves of the quarry are approximately 1 million cubic yards of material. The

expected life of the quarry is until 2030. There will still be some activities at the quarry after that, but not processing. They feel that they have met the conditions of the permit and will continue to do so. They are requesting the two year permit renewal and asking that the conditions be kept the same. Chairman Amatruda asked for any questions from the Commission.

Commissioner Clarke inquired of the last time any restoration work has occurred at the quarry. Mr. Warren stated that there has been no restoration for the past four years.

b) 21-ZC-2116 / O & G Industries, Inc. / Stiles Road Quarry / Earth Materials Permit Renewal (2022-2023) / Map 032 / Lot 001 & 001A / CH: 1/18/22

1. Mr. Warren submitted the abutter notices certificates of mailing. He then presented a slide show for the Stiles Road quarry showing where excavations are and will be taking place. The estimated excavations are 300,000 to 800,000 cubic yards of material for the next two years. Not as much blasting takes place at this quarry. The mining will continue to the lower quarry floor elevation which is currently 250 feet. The monitoring of wetlands and watercourses will continue. Annual reports are being processed now by Fuss & O'Neill and will be submitted. There is no evidence that the blasting has affected the watercourses. There will be no reclamation for the upcoming two year period. The estimated reserves of the quarry are 6.3 million cubic yards. The estimated completion is 30 years. A DEEP permit is in place to remove the water that is currently there. They accomplish this in compliance with all State regulations. The plant is powered by the solar array that was put into place. The Inland Wetlands permit granted a five year approval in 2015. This was extended by State legislation for dealing with Covid-19. The company feels that they have met the conditions of the permit and will continue to do so. They are requesting the two year permit renewal and asking that the conditions be kept the same. Chairman Amatruda asked for any questions from the Commission.
2. Chairman Amatruda would like to see a map of the Park Road quarry truck routes. He would like more information since there have been many complaints. He is requesting details of how the drivers are instructed for travel. Mr. Warren stated the original traffic study for the quarry was in 1987. The lowest truck volume of that study has not been exceeded in 2020 or 2021. Another review was done in 2006 and documents from 2018 show that trucks coming from the east were instructed to go down Tuttle to White Deer Rocks to Bacon Pond so as not to all go to Main Street to and then Park Road. Trucks coming from the north are instructed to use Middle Road Tpke to White Deer Rocks to Bacon Pond. There are map handouts given to drivers at the scale. Chairman Amatruda noted that the Commission would like as much information as possible on this portion since there have been so many complaints. The complaints could be a result of more people being home; however he would like to make sure the Commission is doing their due diligence to make sure the needs of the Town in 2021 are being met. While a complete traffic study is not necessary, he would like reports compiled showing how many trucks per day on average leave the quarry, and if this number is increasing or decreasing. It would be helpful to note how many trucks are O&G trucks and how many are contractors.
3. It was noted that the EE Permit expires on 12/31/2021. Mr. Warren inquired if the renewal will be withheld while waiting for this information and will that affect the quarry being operational. Town Planner Agresta stated that since the permit is actively in the renewal process the

operations of the quarry will not be halted. Mr. Agresta requested updated maps of what the drivers are handed and if property lines can be made clearer on the maps.

4. Chairman Amatruda read a letter submitted by Andrea Brewster, 18 Parkland Dr., regarding noise of trucks and quarry operations. Mr. Warren stated that he has had communication with Ms. Brewster and will be making a home visit hopefully this week. Ms. Brewster noted that sometimes the wind direction does affect the noise level. Chairman Amatruda noted a decibel level standards form submitted by Mr. Scott Faulds to the Board of Selectman. All O&G trucks have an annual State inspection that includes decibel levels. The Chairman opened up the hearing to the public.
5. Scott Faulds, 112 White Deer Rocks Road, addressed the Commission. Mr. Faulds has submitted several complaints regarding truck traffic and noise over the past two years. Mr. Faulds showed a video to the Commission of a truck he was behind where he was cut off and the truck ran through two stop signs with no brake lights. The truck was a Next Gen truck, not an O&G one. He appreciates that the Commission is trying to address the situation. Mr. Warren stated he is not certain as to who received complaints from Mr. Faulds in the past, but he is trying to address them now. Commissioner Well asked if O & G could monitor these routes themselves somewhat. Mr. Warren said they wouldn't be able to on a daily basis, but they could do some monitoring.

MOTION:

To keep the Public Hearing on application *(21-ZC-2115 / O&G Industries, Inc. / Park Road Quarry / Earth Materials Permit Renewal (2022-2023) / Map 088 / Lot 005 / CH: 1/18/22)* open until the January 1, 2022, Zoning Commission meeting; and to close the Public Hearing on application *(21-ZC-2116 / O & G Industries, Inc. / Stiles Road Quarry / Earth Materials Permit Renewal (2022-2023) / Map 032 / Lot 001 & 001A / CH: 1/18/22)*

Made by Chairman Amatruda, Seconded by Commissioner Clarke

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

Ayes: Amatruda, Clarke, Wilson, Well, Rushin

Nays: None

Abstain: None

Alternate Rushin was unseated and Commissioner Tietz was seated at 7:52 p.m.

- c) **21-ZC-2117 / Sand Dune LLC / 297 & 299 Main Street South / Special Permit to Convert Office Building to Apartments (Sec.5.1.8) and Special Permit for Alternate Parking (Sec. 7.4.11) / Map 104 / Lots 085 & 085-2 / CH: 1/18/22**
1. Chairman Amatruda read the legal notice of the Public Hearing. Gail McTaggart, Secor, Cassidy & McPartland, agent for the applicant, addressed the Commission. Ms. McTaggart submitted the abutter notice certificates of mailing. She then reviewed the three permits that are being requested. One is for converting the existing building at 297 from prior office use to apartments. The second is for allowing parking from an adjoining property. The third is a lot line revision that will be handled by the Land Use office.

2. Michael Lambert, Civil 1 Engineering, agent for the applicant, addressed the Commission. Mr. Lambert showed on the plans the lot line revision. He then reviewed the proposed parking spaces. There will be eight spaces on the lower level. The driveway will wrap around up the hill. The area will be cleaned up and an asphalt parking lot for 15 spots will be installed. A new walkway will be put in. A catch basin will be installed and connected to an underground system designed to infiltrate the water quality and handle a 25 year storm event self-contained. In the event of a 50 to 100 year storm, the system is connected to existing storm drains leading to Main Street S. There will be five 20 foot light poles installed. These will have LED bulbs and will be dark sky compliant. Mr. Lambert then discussed the septic system. The lot line revision enables the septic to be on the same property as the building. He has submitted all plans to the Pomperaug Health District and is waiting on approvals. All the plans are code compliant without any waivers.
3. Greg Grew, Grew Design, agent for the applicant, addressed the Commission. The existing building is wood framed with a brick veneer. The exterior will remain the same except for the addition of two windows on the south side lower level. Mr. Grew showed the plans for the interior of the building. The lower level will have (two) one bedroom units on the south side, and (two) one bedroom units and a studio on the north side. The second floor will contain a one bedroom and a two bedroom unit on the south side. There will be (three) one bedroom units on the north side. The units range in size from approximately 400 square feet to 1000 square feet. The lower level existing planter area will be changed to a vestibule with a location for the resident's mailboxes. The building will be renovated and required to meet all fire standards.
4. Mary Blackburn, landscape architect, Solli Engineering, agent for the applicant, addressed the Commission. Ms. Blackburn reviewed the plans. Evergreens will be used to screen equipment and the dumpster. There will be a three foot strip between the building and parking where grasses and native seed mixes will be used to naturalize. Elm and birch trees will be planted on the upper parking level. Red buds and magnolia trees will be planted on the lower level.
5. Ms. McTaggart noted that the Planning Commission reviewed the plan. Chairman Amatruda read the motion from the Planning Commission stating that on December 1, 2021, the application was approved as consistent with the POCD and the recently adopted affordable housing plan. Since Frontier owns the utility building at 299 which has a permanent easement and no changes are being made, Ms. McTaggart asked for a waiver on the drainage design. She also asked for a waiver from a traffic study since the traffic will be a reduction from prior approvals. Ms. McTaggart addressed several issues from a memo from Town Planner Agresta dated 12/1/21 to make the parking area safer. He feels that the utility box is problematic. The agents will respond to the issue thoroughly in writing and make any revisions needed to the plans. It was recommended to confirm with the Post Office that the mailboxes can be located inside the building.
6. Chairman Amatruda inquired about the grade of the driveway. Currently the grade is 16%; the proposed grade is 14.9%. They will have to look into meeting or getting closer to the standard of a 10% grade. Chairman Amatruda opened the discussion up to the Commission. Alternate Rushin asked if there will be a street sign. The agents replied no. He then inquired regarding the upper parking lot. There will be a 6" curb and the hillside will be cut into slightly in order to direct drainage. Alternate Rushin expressed concern for headlights from the upper lot shining into neighboring properties. He suggested supplementing the existing vegetation with

evergreens. Discussion continued regarding the upper parking lot and if the drainage system should be designed for larger storms that happen more frequently now. The units are not age restricted and will be rentals. They are not 8-3G income based housing. Chairman Amatruda asked for any questions or comments from the public. There were none.

MOTION:

To continue the Public Hearing on application *(21-ZC-2117 / Sand Dune LLC / 297 & 299 Main Street South / Special Permit to Convert Office Building to Apartments (Sec.5.1.8) and Special Permit for Alternate Parking (Sec. 7.4.11) / Map 104 / Lots 085 & 085-2 / CH: 1/18/22)* until the January 11, 2022, Zoning Commission meeting.

Made by Chairman Amatruda, Seconded by Commissioner Clarke

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

Ayes: Amatruda, Clarke, Wilson, Well, Tietz

Nays: None

Abstain: None

Chairman Amatruda called for a 5 minute recess at 8:49 p.m.

d) 21-ZC-2119 / Flanders Nature Center & Land Trust / 5 Church Hill Road / Special Permit for Installation of Concrete Monolithic Pad (12' x 30') and Post & Beam Shed Roof Pavilion Above for Use as Outdoor Classroom / Map 096 / Lot 021 & 22 / 1/18/22

Chairman Amatruda read the legal notice for the Public Hearing. The abutter notices certificates of mailing had been received by the office. Vince LaFontan, Executive Director Flanders Nature Center, addressed the Commission. Mr. LaFontan began his presentation showing a map of the open space properties that Flanders holds. He gave a brief history of the Van Vleck campus that covers 200 acres. The trail house where the application is for was the first building constructed for nature activities. It is a two level building; the upper level being used for instructing preschoolers. The application requests adding a 12 foot by 30 foot concrete pad to the back of the building with a post and beam shed roof for use as an outdoor classroom.

Chairman Amatruda called for any questions from the Commission. Alternate Rushin inquired as to how close the extension will be to any water. There is a Wetlands permit on the property since it is within 100 feet of wetlands. The closest spot is actually within about 20 feet. The Inland Wetlands Agency has granted approval. The Health Department has granted approval. The septic system was redone this past spring. Chairman Amatruda called for any questions or comments from the public. Ms. Pagnamenta, 250 Cowles Road, asked to look at the maps to see where it is in relation to her property.

MOTION:

To close the Public Hearing on application *(21-ZC-2119 / Flanders Nature Center & Land Trust / 5 Church Hill Road / Special Permit for Installation of Concrete Monolithic Pad (12' x 30') and Post & Beam Shed Roof Pavilion Above for Use as Outdoor Classroom / Map 096 / Lot 021 & 22 / 1/18/22)*

Made by Chairman Amatruda, Seconded by Commissioner Tietz

Vote: 5-0-0 – Approved – Motion Passed
Ayes: Amatruda, Clarke, Wilson, Well, Tietz
Nays: None
Abstain: None

3. NEW APPLICATIONS

- a) **21-ZC-2122 / Forbes / 255 Main Street South / Special Permit for New Business (Phil's Guitar Shop – Lessons, Repairs & Sales) Including Signage / Map 104 / Lot 078 / OH: 2/17/22 (Scheduling of Public Hearing & Referral to Planning Commission)**

Phil Forbes, 255 Main Street South, addressed the Commission. He will be operating a home based office. The business is by appointment only and only one client at a time would be on property. The property previously was residential and a dental office. It currently is zoned as residential only. Mr. Forbes is looking to put signage up for the business. He had submitted the request to the Historic Commission and it was approved. Since the property is located within the Main Street Design district any change of use has to go to a Public Hearing and be referred to the Planning Commission. Discussion ensued amongst the Commission in regards to the regulation's requirements. Under the current regulation 5.1.4b the application does not fall under a home office. The Commission instructed him to submit a map of the lot, showing parking and the signage details and materials. The applicant should also speak to the Land Use office and request waivers on conditions 2-10 of the Special Permit process.

MOTION:

To schedule a Public Hearing on application *(21-ZC-2122 / Forbes / 255 Main Street South / Special Permit for New Business (Phil's Guitar Shop – Lessons, Repairs & Sales) Including Signage / Map 104 / Lot 078 / OH: 2/17/22 (Scheduling of Public Hearing & Referral to Planning Commission)* to be held at the January 11, 2022, Zoning Commission meeting; and to refer the application to the Planning Commission.

Made by Chairman Amatruda, Seconded by Commissioner Clarke

Vote: 5-0-0 – Approved – Motion Passed
Ayes: Amatruda, Clarke, Wilson, Well, Tietz
Nays: None
Abstain: None

4. ENFORCEMENT

- a) **21-ENF-0008 / Beyer / 46 Leavenworth Rd. / Construction of Unpermitted Pavilion & Possible Home-Based Business / Map 070 / Lot 048-12 (NVRVC Sent 10/27/21)**

Chairman Amatruda recused himself. Vice Chairman Clarke unseated Commissioner Amatruda and seated Alternate Kiessling

Town Planner Agresta provided an update for the Commission. He had a phone conversation today with Mr. Cardona. The testing for the septic system was done and they are working on the designs to replace the system. The Commission felt that he was cooperating.

MOTION:

To table Enforcement item (21-ENF-0008 / Beyer / 46 Leavenworth Rd. / Construction of Unpermitted Pavilion & Possible Home-Based Business / Map 070 / Lot 048-12 (NVRVC Sent 10/27/21)

Made by Vice Chairman Clarke, Seconded by Alternate Kiessling

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

Ayes: Clarke, Wilson, Well, Tietz, Kiessling

Nays: None

Abstain: None

Alternate Kiessling was unseated and Chairman Amatruda was reseated at 9:21 p.m.

b) 21-ENF-0009 / Eren / 437 Sherman Hill Road / NPV Site Development Activities Including Excavation and Unpermitted Structures / Map 004 / Lot 008A (NPV Sent 12/7/21)

Town Planner Agresta explained the situation to the Commission. ZEO Firlings and Mr. Agresta went to the property and met with the owners. Not only was there unpermitted excavation activity taking place, but there were also two buildings erected that were not on the office plans. The excavation work was due to drainage issues. They will get engineers to work on the problem and put together an application. The structures are non-conforming in a residential zone. A potential resolution may be to rezone the property. They have been a long standing local business and they are being very cooperative. This item will be left on the agenda.

5. DELIBERATIONS / DETERMINATIONS

- **21-ZC-2116 / O & G Industries, Inc. / Stiles Road Quarry / Earth Materials Permit Renewal (2022-2023) / Map 032 / Lot 001 & 001A / CH: 1/18/22**

Commissioner Tietz recused himself. He was unseated and Alternate Rushin seated at 9:28 p.m.

MOTION:

To have staff draft an approval for application (21-ZC-2116 / O & G Industries, Inc. / Stiles Road Quarry / Earth Materials Permit Renewal (2022-2023) / Map 032 / Lot 001 & 001A / CH: 1/18/22)

Made by Commissioner Clarke, Seconded by Chairman Amatruda

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

Ayes: Amatruda, Clarke, Wilson, Well, Rushin

Nays: None

Abstain: None

Alternate Rushin was unseated and Commissioner Tietz was reseated at 9:30 p.m.

- **21-ZC-2119 / Flanders Nature Center & Land Trust / 5 Church Hill Road / Special Permit for Installation of Concrete Monolithic Pad (12' x 30') and Post & Beam Shed Roof Pavilion Above for Use as Outdoor Classroom / Map 096 / Lot 021 & 22 / 1/18/22**

Chairman Amatruda read the following motion:

WHEREAS, the Woodbury Zoning Commission (“Commission”) has received application 21-ZC-2119 as submitted by Flanders Nature Center and Land Trust (Applicant/Owner) seeking a Special Permit in accordance with Section 3.4.8 of the Zoning Regulations of the Town of Woodbury (“Zoning Regulations”) to construct a concrete monolithic pad (measuring 12 feet x 30 feet) and post and beam shed roof pavilion addition to the existing Trail House building for use as an outdoor classroom on property located at 5 Church Hill Road, as shown on Assessor Map 50, Lots 21 and 22; and

WHEREAS, application materials received include the following:

- Application for Special Permit;
- Site Plan, Grading Plan, Erosion Control Plan Building Addition (1/1), Civil 1, 08/19/21;
- Elevation and Patio Slab details; and

WHEREAS, the applicant has obtained a corresponding Inland Wetlands and Watercourses Agency Wetland Permit (21-IW-2130) dated October 12, 2021; and

WHEREAS, a duly noticed public hearing was open and closed on December 14, 2021; and

WHEREAS, the submitted Site Plans adequately demonstrate conformance with the applicable Zoning Regulations; and

WHEREAS, the Commission has carefully considered all the information submitted and received, including all verbal and written public commentary; and

WHEREAS, this action does not eliminate the necessity for the applicant to obtain any other required local, state or federal permits and approvals;

NOW THEREFORE BE IT RESOLVED, upon careful consideration of the information received, the Commission, in accordance with Section 8 of the Zoning Regulations, hereby approves the application for Special Permit, subject to the conditions and modifications set forth below; and

BE IT FURTHER RESOLVED, the Commission hereby authorizes the publishing and filing of a Notice of Decision as required; and

BE IT FURTHER RESOLVED, this approval is specific to that detailed herein and the final plans as endorsed as “approved” by the Zoning Commission / Town Planner, subject to the following modifications and conditions:

A. Prior to Commencement of any Work or Site Disturbance

1. Two (2) printed copies of **Final Plans** revised as follows shall be presented to the Land Use Office for endorsement by the Commission / Town Planner, revised as follows:

- a. Add the following note:
*21-ZC-2119 – Approval Date: December 14, 2021 – Expiration Date: December 14, 2026
If improvements are not completed according to approval.*
2. A Land Records Information Form, containing this approval, shall be recorded on the Woodbury Land Records prior to issuance of a Zoning Permit.
3. Required **Zoning and/or Building Permits** shall be separately obtained.

B. Conditions During Construction

1. Prior to commencement of construction, the limits of disturbance shall be clearly marked in the field and the Land Use Office shall be provided a minimum of 48-hours of notice.
2. No construction shall commence until erosion and sedimentation control devices have been properly installed and inspected by the Land Use Office.
3. The applicant shall maintain and supplement the controls as needed, and the Land Use Office may require additional controls as may be deemed necessary or warranted.

C. Post Construction Compliance and Permit Closure

1. **As-Built Plan** – Upon completion of the approved improvements, an As-Built Plan detailing and certifying the completed improvements shall be provided by the applicant in a form, content and number as required by the Land Use Office to determine permit compliance and satisfactory completion consistent with this approval and the endorsed final plans.
2. **Final Inspection** – The applicant shall request the Land Use Office conduct a final inspection for determination of permit completion, subject to verification of the following:
 - All improvements shall be completed consistent with the approved final plans and any landscaping shall be stable and healthy.
 - The site shall be clean of construction related equipment, materials and debris.
 - All disturbed areas shall be stabilized and exhibit healthy vegetative cover.
 - All erosion controls shall have been appropriately removed and disposed of following Land Use Office confirmation that the site is stabilized.
3. **Approval Compliance / Changes** – Failure to maintain compliance with this Special Permit and the approved final plans shall constitute a violation of the terms of this Special Permit and the Zoning Regulations. Any variation from or alteration of the approved Special Permit or Site Plan shall require prior review and separate approval and permit.
4. **Expiration** – This Special Permit approval shall expire and be null and void without further written notice per the date set forth above unless all improvements as approved, including site stabilization and landscaping are completed consistent with the approved final plans. The Commission may grant one (1) or more extensions of time to complete same, not to exceed an additional five (5) years total. Any request for extension shall be in writing to the Commission in a timely manner prior to the expiration date for which

an extension is requested and shall state the reasons and circumstances for the requested extension. In considering any such request, the Commission may require a public hearing and shall review the continued adequacy of any held bond.

MOTION

Made by Chairman Amatruda, Seconded by Commissioner Clarke

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

Ayes: Amatruda, Clarke, Wilson, Tietz, Well

Nays: None

Abstain: None

Chairman Amatruda presented for consideration the minutes of the November 23, 2021, Zoning Commission meeting. He called for discussion. There was none.

MOTION

To approve the minutes of the November 23, 2021, Zoning Commission meeting as presented.

Made by Chairman Amatruda, Seconded by Commissioner Clarke

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

Ayes: Amatruda, Clarke, Wilson, Tietz, Well

Nays: None

Abstain: None

6. OTHER BUSINESS

There was no other business at this time.

7. REGULATION WORKSHOP

This item will be taken up at a future meeting.

8. PRIVILEGE OF THE FLOOR

Andreana Davis, 674 Middle Road Turnpike, addressed the Commission. Ms. Davis read a prepared statement to the Commission regarding applications 21-ZC-2120 and 21-ZC-2121 for CT Clinical Services (Turnbridge). Ms. Davis is aware that the Public Hearing for these applications is on January 11, 2022; however she wanted the Commission to be aware of her concerns prior to that hearing. For the record, Ms. Davis is in full support of the program helping and supporting youths in need. Her complaint is that when the operation came to town in 2019, they stated that because it is only a six person facility and that the property is in a residential zone, it falls under the CT Statutes 8-3e(a)(2). Town Attorney Kaelin stated that a Zoning Permit was therefore not required and DCF issued a license under the condition that the six person limit would not be exceeded. Now several years later the applicant is asking for consideration under the Residential Group R-4 as a “Special Accommodation” use. Ms. Davis noted

that for years the property has been promoted on Facebook as a 12 bed facility. She believes that this was their goal from the outset. By keeping the status as an R-4, this eliminates paperwork and reporting to be done by the applicant. She asserts that CT Clinical Services should be made to apply for proper licensing for additional capacity to DCF and to the Town of Woodbury for a Zone Variance and a Special Permit. Ms. Davis' full statement and supporting documentation have all been submitted as part of the application's file.

9. CORRESPONDENCE

- Frank Talarico Earth Excavations Annual Report
- Chris Persson, 92 Tuttle Road, called with a complaint against O & G. This will be submitted into the Permit file.
- A notice from the First Selectman's Office regarding Red Coach trucks on Pleasant Street. Depending on their load and conditions they may need to use this street as they head up Route 47 to a job site in Washington. Trucks are not banned from any streets.

10. ADJOURNMENT

MOTION:

To adjourn the meeting at 9:52 p.m.
Made by Chairman Amatruda

Respectfully Submitted,

Robyn Wright

Robyn Wright
Clerk for the Zoning Commission

RECEIVED & FILED
IN WOODBURY, CT
This 16th day of Dec 2021
at 3:55 o'clock PM
Maria M. Mancini
A-S

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