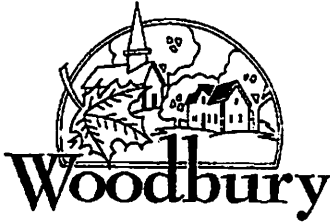


TOWN OF WOODBURY

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 – FEBRUARY 23, 2021 PUBLIC HEARING / REGULAR MEETING 7:00 P.M. – VIRTUAL MEETING

MEMBERS PRESENT:

Thomas Amatruda, Chairman
Robert Clarke
Ted Tietz
Bob Wilson
Donald Trella

ALTERNATES PRESENT:

Casey Rushin
Elmer Kiessling
Jack Well

MEMBERS ABSENT:

ALTERNATES ABSENT:

ALSO PRESENT: Town Planner Maryellen Edwards, Rich Desrochers, John Mack, Michael Bates-Walsh, Michael Devino, and townspeople.

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
(CGS Section 8-11 & Woodbury Town Charter Section 901)
Seated were Commissioners Amatruda, Clarke, Tietz, Wilson and Trella
- c) CONTINUE REGULAR MEETING AFTER PUBLIC HEARINGS

2. PUBLIC HEARINGS

- a) **21-ZC-2101 / Desrochers (506 Main Street South LLC) / 506 Main Street South / Special Permit to Enlarge Parking Lot / Map 103 / Lots 005 & 004A-B / CH: 3/16/21**
 1. John Mack, Stuart Somers Co., Engineer for the applicant addressed the Commission. Reference was made to a letter dated February 23, 2021, from Carol Haskins, Director of the Pomperaug River Watershed Coalition. Ms. Haskins stated that while the revised plan keeps most disturbances on the east side of the crest, there are still concerns that the storm drainage system could impact the River. The PRWC supports a third party review for this purpose. There are also concerns related to the proposed patio area on application 21-ZC-2102, which will increase impervious area and runoff. Mr. Mack submitted a letter dated February 23, 2021, in response to these items. He asserted that the 4'x 4' galleries that are to be installed will direct all water away from the River. All drains run towards the buildings and drain into the wetlands well behind the set back. Using gravel for the additional spaces will help create a pervious environment. He believed all of the PWRC concerns were minor in nature and did not affect the plan or impact the River.

2. Rich Desrochers, applicant, addressed the Commission. A three dimensional map was viewed which showed a barrier hill between the parking lot and the River. The hill will be stabilized with vegetation and will provide protection for the River. Discussion commenced between Mr. Desrochers, Mr. Mack and the Commission regarding the particulars of the maps and the application. The applicant stated there will be more drainage when the project is finished than what the property has currently. Commissioner Clarke felt that the project will impact the River with an increase of indirect run off. Mr. Mack stated that the underground galleries will decrease the runoff by catching the water, detaining it and then putting it back into the groundwater in the wetlands, draining south away from the River.
3. Commissioner Clarke inquired how many parking spots there will be in total. The application is for 45 new spaces for a total of 156, including four handicapped spots. Discussion resulted in an increase of four more handicapped spots in the rear of the building. There are 14 spots designated for employees. Currently there are 22 employees with an increase expected of 25 employees for each shift. The legal capacity of the restaurant is 257 with 17 guest rooms.
4. Commissioner Clarke inquired regarding the separation of the parking area from the toe of the hill. Mr. Mack stated that the area will be pervious, gravelly material and he thereby did not feel that a large drainage area was needed. The hundred foot offset to the river will be marked by 4"x 4" x 4' high posts. Discussion ensued regarding snow removal. The end consensus was that the snow will be pushed southwest to behind the pole barn. A temporary silt fence will be present during construction and the area graded so that any snow will melt into the water system towards the wetlands and not the River. Commissioner Clarke stated that he would like to see more vegetation on the hill for stabilization.
5. Discussion commenced on whether the application needs to go the Inland Wetlands Agency. Ms. Edwards stated that the project was designed outside of the 100' set back and was therefore out of the wetlands. The information was also forwarded to the Conservation Commission. However, Ms. Edwards pointed out that even if an area is outside of the wetlands area, but is likely to have an impact, it could then be regulated. Alternate Kiessling asked if there was a retaining wall noted on the map on the northwest of the property. Mr. Mack stated that there will be a stone retaining wall going from 0 to approximately 6' high. Ms. Edwards suggested that all changes must be made to the drawings prior to approval. Chairman Amatruda would like to have a third party review of the storm water system, grading and landscaping plans based on the proximity to the watershed.
6. Chairman Amatruda opened the discussion to the public. There were no comments from the public at this time.

MOTION:

Chairman Amatruda moved and Commissioner Clarke seconded to continue the Public Hearing on application (21-ZC-2101 / Desrochers (506 Main Street South LLC) / 506 Main Street South / Special Permit to Enlarge Parking Lot / Map 103 / Lots 005 & 004A-B / CH: 3/16/21) to the March 9, 2021, Zoning Commission meeting.

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

3. NEW APPLICATIONS

There are no new applications at this time.

4. PENDING APPLICATIONS

Chairman Amatruda began discussion regarding obtaining a third party review of application (21-ZC-2101 / Desrochers (506 Main Street South LLC) / 506 Main Street South / Special Permit to Enlarge Parking Lot / Map 103 / Lots 005 & 004A-B / CH: 3/16/21). Commissioner Clarke felt this should have been discussed under the Public Hearing portion of the agenda.

MOTION:

Chairman Amatruda moved and Commissioner Clarke seconded to adjust the agenda and to reopen the Public Hearing on application (21-ZC-2101 / Desrochers (506 Main Street South LLC) / 506 Main Street South / Special Permit to Enlarge Parking Lot / Map 103 / Lots 005 & 004A-B / CH: 3/16/21)

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

2. PUBLIC HEARING

MOTION:

Chairman Amatruda moved and Commissioner Clarke seconded to send application (21-ZC-2101 / Desrochers (506 Main Street South LLC) / 506 Main Street South / Special Permit to Enlarge Parking Lot / Map 103 / Lots 005 & 004A-B / CH: 3/16/21) to a third party engineer for review of the plans. (Engineer will be determined by the Land Use Office.)

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

MOTION:

Chairman Amatruda moved and Commissioner Clarke seconded to continue the Public Hearing on application (21-ZC-2101 / Desrochers (506 Main Street South LLC) / 506 Main Street South / Special Permit to Enlarge Parking Lot / Map 103 / Lots 005 & 004A-B / CH: 3/16/21) to the March 9, 2021, Zoning Commission meeting.

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

The Pending Application portion of the agenda was reopened.

4. PENDING APPLICATIONS

- a) **21-ZC-2101 / Desrochers (506 Main Street South LLC) / 506 Main Street South / Special Permit to Enlarge Parking Lot / Map 103 / Lots 005 & 004A-B / CH: 3/16/21**

This application had been handled during the Public Hearing portion of the meeting.

b) 21-ZC-2102 / Bates-Walsh / 506 Main Street South / Special Permit for Outdoor Dining / Map 103 / Lot 005 / D or OH: 4/15/21

Mr. Bates-Walsh addressed the Commission. He is requesting a Special Permit for outdoor dining based on the new dining patterns that have been formed during the pandemic and will continue for the foreseeable future. Mr. Walsh along with Mr. Desrochers is happy to be restoring the historic town landmark. The hotel has recently joined the Historic Hotels of America.

Chairman Amatruda noted that due to the property being within the Main Street Design district, the application needs to go to the Planning Commission and will need a Public Hearing conducted.

MOTION:

Chairman Amatruda moved and Commissioner Tietz seconded to refer application (*21-ZC-2102 / Bates-Walsh / 506 Main Street South / Special Permit for Outdoor Dining / Map 103 / Lot 005 / D or OH: 4/15/21*) to the Planning Commission due to being part of the Main Street Design district.

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

MOTION:

Chairman Amatruda moved and Commissioner Clarke seconded to set a Public Hearing on application (*21-ZC-2102 / Bates-Walsh / 506 Main Street South / Special Permit for Outdoor Dining / Map 103 / Lot 005 / D or OH: 4/15/21*) for the March 9, 2021, Zoning Commission meeting.

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

c) 21-ZC-2103/ Woodbury Shops South LLC / 740 Main Street South (Bldg. 4) / Special Permit for Outdoor Dining / Map 102 / Lot 020-B4 / D or OH: 4/15/21

Michael Devino, representing Woodbury Shops LLC, addressed the Commission. Mr. Devino apologized for missing the previous meeting. There are several components to the application. They will be refreshing the building, replacing windows, adding a cupola, creating a small vestibule and creating a 495 square foot patio with a pergola to cover the outdoor dining area. The outdoor dining area will be open with no roof or walls.

Chairman Amatruda asked for the applicant to go over with the Land Use Office and be sure to have all drawings and concepts ready for the Public Hearing. Chairman Amatruda did not feel a site walk will be necessary for this location. He advised the members to drive by the location. Ms. Edwards also noted that this application will be shown to the Fire Marshall. Mr. Devino stated that he had spoken with her also. Chairman Amatruda called for any further questions from the Commissioners. There were none.

MOTION:

Chairman Amatruda moved and Commissioner Clarke seconded to set a Public Hearing on application (21-ZC-2103/ Woodbury Shops South LLC / 740 Main Street South (Bldg. 4) / Special Permit for Outdoor Dining / Map 102 / Lot 020-B4 / D or OH: 4/15/21) for the March 9, 2021, Zoning Commission meeting.

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

5. REGULATION WORKSHOP

Chairman Amatruda would like all members to be sure to get the updated Principle Use Table 4.1 and review the table for final changes. He would like the members to be ready to go through this table at the next meeting. Ms. Edwards recommended also reviewing the next table 5.1 in order to continue moving forward.

6. OTHER BUSINESS

There was no other business at this time.

7. PRIVILEGE OF THE FLOOR

There were no comments from the floor at this time.

8. CORRESPONDENCE

There was no additional correspondence at this time.

9. CONSIDERATION OF MINUTES

Chairman Amatruda presented for consideration the minutes of the February 9, 2021, Zoning Commission meeting. He called for any comments from the Commission. There were none.

MOTION:

Chairman Amatruda moved and Commissioner Clarke seconded to accept the minutes of the February 9, 2021, Zoning Commission meeting as presented.

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

10. ADJOURNMENT

MOTION:

To adjourn the meeting at 8:19 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 25 day of Feb 2021
at 11:45 o'clock A M

Andre A. Park
Town Clerk