



TOWN OF WOODBURY

Zoning Commission

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

MINUTES – FEBRUARY 9, 2021 PUBLIC HEARING / REGULAR MEETING 7:00 P.M. – VIRTUAL MEETING

MEMBERS PRESENT:

Thomas Amatruda, Chairman
Robert Clarke (*arrived 7:17 p.m.*)
Ted Tietz
Bob Wilson

ALTERNATES PRESENT:

Casey Rushin
Elmer Kiessling

MEMBERS ABSENT:

Donald Trella

ALTERNATES ABSENT:

Jack Well

ALSO PRESENT: Town Planner Maryellen Edwards, John Mack, Rich Desrochers, Cara McArdle, Michael Bates-Walsh, and a member of the press.

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, Tietz and Wilson, and Alternates Kiessling and Rushin
- c) CONTINUE REGULAR MEETING AFTER PUBLIC HEARINGS

Chairman Amatruda reminded all to identify themselves when they are speaking.

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. Chairman Amatruda confirmed that all abutter notifications had been received by the Land Use Office. Rich Desrochers, 50 Great Quarter Rd., Sandy Hook, addressed the Commission. Mr. Desrochers explained the intent of the application is to expand the parking lot and put an additional 47 parking spots in the rear of the two buildings. John Mack of Stuart Somers Co., engineer for the applicant addressed the Commission with details of the proposed project. A map was presented. Mr. Mack had submitted revised plans dated February 8, 2021, to the office today; however they were not able to be included in this meeting due to the late receipt.
 2. Mr. Mack noted that the revised plans indicate gravel use instead of milling for drainage, plantings on the slope to stabilize the ground, and limits to stake out the limits of

construction. Mr. Mack felt that the revised plans addressed all of Ms. Edwards concerns as noted on a memo from Ms. Edwards dated February 8, 2021. Ms. Edwards will forward the revised map to the Commissioners tomorrow. There will be no modifications to the carriage house currently. Ms. Edwards questioned if the revised plan takes into consideration where the subsequent patio application will be. The plan does not incorporate the patio at this time. Mr. Desrocher will get the information regarding the patio to Mr. Mack to see if either application impacts the other.

3. Mr. Mack stated that all the water will be drained away from the river to the catch basin to the south. The revised plans show the catch basin and underground galleries to ensure that there is no increase in run off. The drainage patterns will remain the same. Mr. Desrochers reiterated that all grading will be away from the river and 20 feet from the actual set back line. The existing septic in the rear will not be touched and there is public water in the front for the two buildings.
4. Chairman Amatruda opened up the discussion to the Commissioners. Alternate Kiessling questioned in regards to regulation 7.8.a & b for site development and site excavation, if there will be removal of material or just regrading. It was stated there will be removal of some material and then regrading ahead of the 100 foot setback. Alternate Kiessling questioned if the application is within 100 feet of the abutting property. He was concerned if there will be any processing or screening equipment present on site. The applicant stated that there will not be any processing or screening equipment on site.
5. Commissioner Clarke is interested in doing a site walk. Chairman Amatruda agreed. Alternate Rushin asked what type of gravel will be used. Mr. Mack stated there will be a bed of 12" to 14" thick with larger gravel on bottom. The top 2" of the bed will be with smaller 1" gravel. Alternate Rushin inquired about a second parcel to be merged. The survey map will show the two parcels to be merged. The current parking lot is staying exactly as it is.
6. Chairman Amatruda asked if there is a storm water management plan for the application. Mr. Desrochers responded that there was a storm water management plan provided with the revised plan. Ms. Edwards will look into what was provided. Mr. Mack stated that he will send over the calculations for the plan to Ms. Edwards. Chairman Amatruda referenced a letter from the Pomperaug River Watershed Coalition dated February 8, 2021. Mr. Mack state that he received the letter and incorporated and took into consideration the concerns in the revised plan.
7. Chairman Amatruda noted a letter received from Deborah Schultz, 15 Laurel Woods Rd., in support of the valuable asset of the 1754 House. Chairman Amatruda noted a letter received from Kathy Doyle, 35 Washington Rd. Mr. Mack stated he received the letter and can address most concerns at the next meeting; however some items do not apply to this application. A date for a site walk was discussed and agreed upon for February 20, 2021, at 10:00 a.m.
8. Chairman Amatruda opened the discussion to the public. There were no comments from the public at this time. He noted that this application had gone to the Planning Commission and was approved with a vote in of 5-0-0 in favor. He questioned if the application needs to go to the Historic Commission or the Inlands Wetlands Agency. Ms. Edwards stated it does not. She will confirm this.

MOTION:

Chairman Amatruda moved and Alternate Kiessling 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 February 23, 2021, Zoning Commission meeting.

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

Alternate Rushin unseated and Commissioner Clarke seated at 7:37 p.m.

3. NEW APPLICATIONS

- a) **20-ZC-2004 / Ambrosio & Crump / 60 Main Street South / Special Permit for Change of Use from Storage Barn to Retail Shop / Map 105 / Lot 130 / D or OH: 3/18/21**

The applicants were not present. Ms. Edwards stated that she received word that the applicants were withdrawing the application.

- 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**

1. Michael Bates-Walsh, applicant for 506 Main St. South, addressed the Commission. The intent of the application is to make the outdoor dining area that has been provided by the Governor's Executive Order to be more permanent at the 1754 House. The base will be concrete pavers with a guardrail for safety. Planters, bushes and greenery will be used to make the area attractive. A provided photo of the style of guardrail to be used was shown.
2. Chairman Amatruda questioned Ms. Edwards as to whether this is a modification to a Special Permit or an entirely new permit. Ms. Edwards is not sure if there was one in the past. She will investigate, but believes the Commission needs to authorize a new one. Since the property falls in the MSD district, a Public Hearing would be required on a new full permit. Chairman Amatruda would like to verify the status of the application to see if there is an existing site plan, and then this could be considered a modification.
3. Alternate Kiessling inquired if this would be an open air dining area or if it will be covered. Mr. Bates-Walsh indicated there will be no cover. A diagram was pulled up to review the area that would become the patio, which is not where the tent under the Executive Order had been positioned. Commissioner Clarke would like this area to be part of the site walk regarding the parking expansion. Chairman Amatruda agreed.
4. Mr. Bates-Walsh inquired if the Executive Order Special Permit counts and could become permanent. Ms. Edwards stated it does not. A discussion arose regarding if the parking lot expansion and the patio outdoor dining should all be on one application with one Public Hearing. Mr. Bates-Walsh said they will consider the idea. Commissioner Tietz felt the applications should be treated as separately. Ms. Edwards questioned that if there is a valid approved site plan on file, if this application might be handled as a minor deviation with a Zoning Permit. Chairman Amatruda replied yes. Ms. Edwards would like the Commission to keep in mind being consistent with the requirements for all applicants since there are other similar applications at this time.

MOTION:

Commissioner Clarke moved and Commissioner Wilson seconded to table 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) until the next Zoning Commission meeting on February 23, 2021.

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**

The applicants were not present.

MOTION:

Commissioner Clarke moved and Commissioner Tietz seconded to table 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) until the applicant is present.

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

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**

MOTION:

Chairman Amatruda moved and Commissioner Clarke seconded to perform a site walk on applications (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) and (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) on February 20, 2021, at 10:00 a.m.

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

MOTION:

Chairman Amatruda moved and Commissioner Clarke seconded to table 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) until the February 23, 2021, Zoning Commission meeting.

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

5. OTHER BUSINESS

There was no other business at this time.

6. PRIVILEGE OF THE FLOOR

There were no comments from the public at this time.

7. CORRESPONDENCE

There was no correspondence to be covered at this time.

8. CONSIDERATION OF MINUTES

Chairman Amatruda presented for consideration the minutes of the January 26, 2021, Zoning Commission meeting. The Chairman called for discussion. There were several items that needed to be amended.

MOTION:

Chairman Amatruda moved and Commissioner Tietz seconded to approve the minutes of the January 26, 2021, Zoning Commission meeting as amended.

- Page 2, Social Club, Large and Small Format---first sentence to read “Small social clubs would be an area of less than 5000 square feet.”
- Page 3, Wireless Communication Facility—Correct the spelling of the word Citing to Siting Council.

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

9. ADJOURNMENT

MOTION:

To adjourn the meeting at 8:02 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 FOR RECORD
Feb 11 2021 at 3:45 P M
ATTEST *[Signature]*
TOWN CLERK, WOODBURY CT