



First land deed from the Indians
April 12th 1659

TOWN OF WOODBURY

Zoning Commission

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

MINUTES – MARCH 8, 2022
PUBLIC HEARING / REGULAR MEETING
7:00 P.M. – SENIOR CENTER, 265 MAIN ST. SOUTH

MEMBERS PRESENT:

Robert Clarke, Chairman
Thomas Amatruda (*arrived 7:03 p.m.*)
Ted Tietz
Bob Wilson
Donald Trella (*arrived 7:12 p.m.*)

ALTERNATES PRESENT:

Elmer Kiessling
Jack Well
Casey Rushin

MEMBERS ABSENT:

ALTERNATES ABSENT:

ALSO PRESENT: Towns Planner Will Agresta, towns people, applicants and agents

1. OPENING OF MEETING

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

2. PUBLIC HEARINGS

- a) **22-ZC-0003 – Marcus Ventures Inc. / 466 Main Street North / Map 23, Lot 31B-3 Special Permit & Site Plan applications to construct a commercial self-storage facility pursuant to Zoning §5.3.2H / DDS Properties LLC (owner).**

Alternate Kiessling was unseated and Commissioner Amatruda was seated at 7:03 p.m.

1. Brian Baker, Engineer, Civil 1, addressed the Commission. Mr. Baker stated that the plans have been modified according to the memo from Town Planner Agresta and suggestions from the Commission. The pedestrian doors have been recessed approximately four feet in to have a safe egress out. There will be painted pedestrian crosswalks. The fencing and gating have been removed. All security equipment will be on the building itself. There is enough turning room for the largest truck anticipated.
2. John Kawalski, Claris Construction, addressed the Commission. He presented the Commission with samples of the materials to be used on the façade of the buildings. The main color will be beige, there will be grey split faced rock accents and gun smoke grey horizontal accents. The material has a matte finish which will reduce glare. Town Planner Agresta inquired as to color

durability with sunlight. The product is warrantied for fading. Mr. Kawalski presented the details of the signage. The signage will be a monument sign seven feet tall by eight feet wide, allowing 23.9 square feet per side. There will be recessed LED lighting shining down on the sign.

3. Mr. Baker addressed that they have not provided solar panel information as requested since the design is not at that stage yet. The roof is essentially flat, so the visibility of solar panels is reduced. They would be placed on the South side. If this presents a problem, the applicant can take the panels off the application, or can present the information to the Town Planner when the project is farther along.
4. Chairman Clarke began discussion regarding the colors of the building. He was not sure if the colors were appropriate for a rural landscape to blend in. Bill Kenney, Landscape Architect for the project addressed the Commission. He stated that there will be 139 plantings to landscape the property. The driveway and property edges will be bordered with Norway Spruce and Green Giant Arborvitae evergreens that will be six to eight feet tall when planted and grow 30 to 40 feet tall. The front of the building will also have flowering trees and shrubbery. All of this will help obscure the buildings. Commissioner Amatruda felt that the landscaping plan goes above and beyond what is needed in an industrial area and meets all the regulations.

Alternate Well was unseated and Commissioner Trella seated at 7:20 p.m.

5. The applicant is requesting hours of operation to be 6:00 a.m. to 10:00 p.m., seven days a week. The Commission discussed the hours of operation in comparison to the two other storage facilities in town. There will be no attendant. It will be electronically monitored 24 hours. There was discussion of adapting the hours to 7:00 a.m. to 9:00 p.m. to be more considerate to neighbors. Aaron Marcus, applicant, entered the discussion. He agreed the hours could be adjusted only slightly in order to make doing business viable. Commissioner Amatruda pointed out that the residents of the apartments are well aware that they have moved into an industrial zone. The storage units will be more expensive so typical moving companies will not be using them and there will be no truck loading docks, thereby reducing traffic to neighbors.
6. Chairman Clarke inquired of trash receptacles. There will be small ones available, but there will be no dumpsters. Mr. Marcus pointed out that the leases restrict disposal. There is regular pest control performed. The site lighting is motion censored and will turn off at approximately 6:00 p.m. but will be triggered when someone enters. The septic system was actually approved for a wetlands area since that is the only area where native soil is available. The Chairman called for questions from the public. Pam Gengenbach, 33 Sanford Rd., started to make a statement but realized it was not applicable in this circumstance.

MOTION:

To close the Public Hearing on application (22-ZC-0003 – Marcus Ventures Inc. / 466 Main Street North / Map 23, Lot 31B-3 Special Permit & Site Plan applications to construct a commercial self-storage facility pursuant to Zoning §5.3.2H / DDS Properties LLC (owner).

Made by Chairman Clarke, Seconded by Commissioner Tietz

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

Ayes: Clarke, Trella, Amatruda, Tietz, Wilson

Nays: None
Abstain: None

Commissioners Amatruda and Tietz recused themselves. Alternate Well and Kiessling were seated at 7:54 p.m.

b) 22-ZC-0001 – Jason Carroll, Peter Carroll & Joseph Heron / 69 Sanford Road / Map 21, Lot 34 Zoning Map Boundary Amendment Petition seeking to change a 17.25 acres (revised) portion of land zoned OS-60 to PI District / Gertrude and Christopher Hardisty and Susan Hanrahan, Trustees of the Chester Hardesty Trust, owner.

1. Jason Carroll, Rocky Ridge Services, addressed the Commission. Ron Wolff, Architect, was on the phone line. Mr. Carroll expressed that they took the Commission's suggestions and changed the zoning line. They moved the zoning line 50 feet to create an OS buffer, which combined with the setback essentially puts any building 100 feet from the property line. The applicants also met with the neighbors last night as recommended. They feel that they have done as much as they can to please people but they realize you cannot please everyone. Both applicants have grown up and live in Woodbury. They want to do what is best for their businesses and the town. Town Planner Agresta stated that he received a petition of protest from the neighbors.
2. There was a question as to whether the area exceeds a 20% requirement. Ron Wolff stated that the area is 28% within 500 feet, so the requirement is met. Based upon that, a super majority vote would be necessary for approval. Chairman Clarke asked for questions and comments from the public.

Howard Grossman, 142 Middle Rd. Turnpike
Bill Stephen, 16 Sanford Rd.
Cheryl Obar, 64 Peter Rd.
Ermeald Olldashi, 68 Tuttle Rd.

3. These four members of the public are in support of the project. They have all worked with or are neighbors of Rocky Ridge Services. They feel they are very good neighbors, very respectful and quiet. They hope the applicants will be able to keep their business in town.
4. Pam Gengenbach, 33 Sanford Rd., addressed the Commission. Ms. Gengenbach stated that she is not questioning as to the type of people the applicants are. This zone change is putting 30 acres of industrial land right next to them. The neighbors all knew there were the 12 acres planned industrial, but did not anticipate an area of this size. The expectation was that there would be houses, but the topography doesn't support that. She is concerned about the effect on property values. It was unclear, if the applicant intends on putting up houses also.
5. Mr. Carroll stated that the additional 17 acres is needed because of the topography being too steep. The best area is on the top of the property rather than near the bottom. He stated that there are no plans for any houses at this time. If in the future they choose to pursue that, they would need to go through all the appropriate commissions and permits needed at that time.
6. Ed Fenn, 68 Sanford Rd., on the phone line, addressed the Commission. Mr. Fenn has lived in town for 47 years and is a professional engineer. All the neighbors were aware that they moved

near a planned industrial area. However, now that will be increased 2 ½ times. He feels that this is a huge ask for the neighbors to absorb. He questions if this is the right location for the applicants. This zoning change will be in perpetuity and the use can change, so it is big impact on the neighbors.

7. Toni Wilkas, 38 Sanford Rd., addressed the Commission. Ms. Wilkas started to talk of houses that could be built, but was told this is not what this application is for.
8. Resident, 18 Crane Rd., addressed the Commission. He owns the largest abutting property on the map and plans to be here for a long time. He also has a degree in landscape architecture. He feels the applicants did take steps with the planning of the project due to the topography at a huge expense to themselves; especially by making the driveway come off of Bacon Pond Rd. He does not feel they will go back on their word. The applicants have done the suggested changes from the Commission. They also met with him privately. He would like to see this approved rather than for it to fall into the hands of the next highest bidder with increased traffic.
9. Discussion continued with Mr. Fenn on the phone regarding the building lots across from his home. He advised staying focused on this application that is a zone change. Also, being on top of a hill can increase noise pollution. He reiterated that down the road this could open the door to some less desirable use.
10. Gail McTaggart, Agent for the applicant, addressed the Commission. Ms. McTaggart stated that the approval is not based upon character. One standard the Commission is to use is the consistency with the POCD. The Planning Commission has already approved that the application is consistent. Zoning is always made available when it makes sense and it is not static. This property has sat for all of these years and is never used. It will be a productive use. The Special Permit that would be needed to develop the property will look at all of the issues that the neighbors are concerned with. The applicant's lease is up on September 1, 2022, and they need to start making plans if this is not approved. Town Planner Agresta strongly advised against making a decision on this tonight in order to have everything in writing. The zone change has to be viable for all changes of use possible.

MOTION:

To close the Public Hearing on application (22-ZC-0001 – Jason Carroll, Peter Carroll & Joseph Heron / 69 Sanford Road / Map 21, Lot 34 Zoning Map Boundary Amendment Petition seeking to change a 17.25 acres (revised) portion of land zoned OS-60 to PI District / Gertrude and Christopher Hardesty and Susan Hanrahan, Trustees of the Chester Hardesty Trust, owner.)

Made by Commissioner Trella, Seconded by Commissioner Wilson

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

Ayes: Clarke, Trella, Wilson, Well, Kiessling

Nays: None

Abstain: None

Alternates Well and Kiessling were unseated. Commissioners Amatruda and Tietz were reseated at 8:45 p.m.

MOTION:

To add item 22-ZC-0004 to the agenda under New Applications.

Made by Chairman Clarke, Seconded by Commissioner Amatruda

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

Ayes: Clarke, Amatruda, Tietz, Wilson

Nays: None

Abstain: None

3. NEW APPLICATIONS

- a) **22-ZC-0004 – Gina Jacobs / 224 Main Street South / Map 104, Lot 19 Special Permit and Site Plan application pursuant to Zoning §5.1 to convert 100% existing commercial office space to primarily a single-family residential dwelling (~2,000 sf) with retention of a separate 400 sf office space.**

The applicant was not at the meeting. Town Planner Agresta gave the Commission the status on the application. The property will be primarily residential with a small home office attached. The application needs to go to the Planning Commission and have a Public Hearing.

MOTION:

To refer application (*22-ZC-0004 – Gina Jacobs / 224 Main Street South / Map 104, Lot 19 Special Permit and Site Plan application pursuant to Zoning §5.1 to convert 100% existing commercial office space to primarily a single-family residential dwelling (~2,000 sf) with retention of a separate 400 sf office space.*) to the Planning Commission.

Made by Chairman Clarke, Seconded by Commissioner Amatruda

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

Ayes: Clarke, Amatruda, Trella, Tietz, Wilson

Nays: None

Abstain: None

MOTION:

To schedule a Public Hearing on application (*22-ZC-0004 – Gina Jacobs / 224 Main Street South / Map 104, Lot 19 Special Permit and Site Plan application pursuant to Zoning §5.1 to convert 100% existing commercial office space to primarily a single-family residential dwelling (~2,000 sf) with retention of a separate 400 sf office space.*) to be held at the April 12, 2022, Zoning Commission meeting at the Senior Center.

Made by Chairman Clarke, Seconded by Commissioner Wilson

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

Ayes: Clarke, Amatruda, Trella, Tietz, Wilson

Nays: None

Abstain: None

4. ENFORCEMENT

- a) **21-ENF-0008 – Beyer / 46 Leavenworth Road / Map 70, Lot 48-12/ Unauthorized construction of pavilion structure over existing septic system (NPV sent 10/27/21)**
Mr. Beyer has received approval for the septic system and is awaiting a construction date.

MOTION:

To table enforcement item *(21-ENF-0008 – Beyer / 46 Leavenworth Road / Map 70, Lot 48-12/ Unauthorized construction of pavilion structure over existing septic system (NPV sent 10/27/21)*

Made by Chairman Clarke, Seconded by Commissioner Trella

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

Ayes: Clarke, Amatruda, Trella, Tietz, Wilson

Nays: None

Abstain: None

- b) **21-ENF-0009 – Eren / 437 Sherman Hill Road / Map 4, Lot 8A / Unauthorized site development activities, including excavation; and unauthorized structures (NPV sent 12/07/21)**

Pending receipt of application to Zoning Commission. Mr. Agresta will follow up on this.

MOTION:

To table enforcement item *(21-ENF-0009 – Eren / 437 Sherman Hill Road / Map 4, Lot 8A / Unauthorized site development activities, including excavation; and unauthorized structures (NPV sent 12/07/21)*

Made by Chairman Clarke, Seconded by Commissioner Trella

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

Ayes: Clarke, Amatruda, Trella, Tietz, Wilson

Nays: None

Abstain: None

- c) **22-ENF-0001 – Chris Teixeira / 466 Flanders Road / Map 94, Lot 16-A/ Unauthorized land filling; and unauthorized parking and storage of commercial vehicle (NPV sent 12/28/21)**

Pending the separate enforcement action by Inland Wetlands

MOTION:

To table enforcement item *(22-ENF-0001 – Chris Teixeira / 466 Flanders Road / Map 94, Lot 16-A/ Unauthorized land filling; and unauthorized parking and storage of commercial vehicle (NPV sent 12/28/21)*

Made by Chairman Clarke, Seconded by Commissioner Tietz

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

Ayes: Clarke, Amatruda, Trella, Tietz, Wilson

Nays: None
Abstain: None

**d) 22-ENF-0002 – Richard & Christie Groben / 1053 Main Street North / Map 10, Lot 24-B
Unauthorized parking and storage of commercial vehicles and equipment; and
unauthorized housing of animals within applicable setback (NPV sent 02/03/22)**

Mr. Groben was on the phone line. Mr. Agresta stated that there have been several complaints regarding commercial type vehicles visible on the property. There is also an area of animals that did not meet the 100 foot setback requirement. There has been ongoing discussion with Mr. Groben since the beginning of the year. The verbal agreement was that these matters would be taken care of by March 1st. That agreement was not met; therefore it was brought to the Commission. Mr. Groben stated he has moved vehicles today to the farm property in back.

There is a leased piece of property next to his that he is farming on. There was much discussion related to what types of vehicles are allowed and where. There are no commercial vehicles allowed on the 1053 Main Street property. There was a question as to whether he meets the standard of an actual farm. Mr. Groben stated he went to the State of CT to register as a farm. Mr. Agresta would like to see evidence of this. There was also debate as to where vehicles should be located; either up the hill or to the back of the property. The Commission would like to see them at the back of the property, but with the mud this may not be achievable. Mr. Groben needed to understand if he is allowed to have farm equipment visible on the leased farm property. He agreed to move the vehicles (including the 30' trailer), and the animals, by the next meeting.

MOTION:

To table enforcement item **22-ENF-0002** until the next Zoning Commission meeting with the intention of giving Mr. Groben time to move everything commercial from the 1053 Main Street property up the hill to the leased property.

Made by Commissioner Clarke, Seconded by Commissioner Wilson

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

Ayes: Clarke, Trella, Amatruda, Tietz, Wilson

Nays: None

Abstain: None

**e) 22-ENF-0003 – Mark & Anna Naomi Llanos / 344 Weekepeemee Road / Map 042, Lot
005J-9 Unauthorized Operation of a Restaurant & Event Business in a Residential Zone
(OS-100) (NPV sent 02/18/22)**

The Office staff received a letter and was in contact with the Llanos'. They have ceased activities and are looking to apply for a permit to run a Bed & Breakfast.

MOTION:

To remove enforcement item *(22-ENF-0003 – Mark & Anna Naomi Llanos / 344 Weekepeemee Road / Map 042, Lot 005J-9 Unauthorized Operation of a Restaurant & Event Business in a Residential Zone)* from the enforcement report.

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

f) 22-ENF-0005 – Naim Frangu / 448 Quassapaug Road / Map 075, Lot 014A-A3 / Unauthorized Site Development activities including grading, excavation, trenching, installation of unidentified piping and large rock piles (NPV sent 02/18/22)

This is an undeveloped lot with no permits. Mr. Agresta is having a field meeting tomorrow to ascertain more information.

MOTION:

To table enforcement item (22-ENF-0005 – Naim Frangu / 448 Quassapaug Road / Map 075, Lot 014A-A3 / Unauthorized Site Development activities including grading, excavation, trenching, installation of unidentified piping and large rock piles)

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

MOTION:

To adjust the agenda to cover Privilege of the Floor at this time.

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

5. PRIVILEGE OF THE FLOOR

Resident, 1068 Main Street N., addressed the Commission. He felt that the Commission needs to make a firm decision on what constitutes farming and pets for Mr. Groben, and what can remain visible. This resident has had issues with Mr. Groben driving on his property, digging it up and cutting trees down and leaving the tops on his property. The Commission needs to decide if a vehicle having agricultural plates on it means it can be left anywhere. He did not feel that the Commission made it clear enough where to put the vehicles. Chairman Clarke stated that the staff will try to make that clear to Mr. Groben prior to the next meeting.

6. DELIBERATIONS / DETERMINATIONS

a) 22-ZC-0002 – Woodbury Shops South, LLC / Middle Quarter District Zoning Text Amendment

Chairman Clarke presented the draft motion as presented. There was discussion.

MOTION:

To adopt the motion on application (*22-ZC-0002 – Woodbury Shops South, LLC / Middle Quarter District Zoning Text Amendment*) as presented.

Made by Chairman Clarke, Seconded by Commissioner Amatruda

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

Ayes: Clarke, Trella, Amatruda, Tietz, Wilson

Nays: None

Abstain: None

Full motion found at the end of this document.

b) 21-ZC-2120 – CT Clinical Services, Inc. (Turnbridge) / 15 Woodside Circle / Map 56, Lot 16-3 Reasonable Accommodation Request (Licensed Residential Addiction and Mental Health Service Treatment Home for Minors) pursuant to Zoning §1.3.1.3 / David Vieau, owner Reconvened from 01/25/22 / CH by 03/01/22

The Commission has had the draft motion to review. The Town attorney reviewed them and suggested changes. The Commission needs to review these changes. Chairman Clarke moved to accept the motion as presented. There was no second. Commissioner Amatruda was interested in seeing a draft motion of denial. The Commission decided to give more time so everyone has time to review the motion. Commissioner Amatruda suggested putting these items at the beginning of the agenda for the next meeting.

MOTION:

To table deliberation and determination of application (*21-ZC-2120 – CT Clinical Services, Inc. (Turnbridge) / 15 Woodside Circle / Map 56, Lot 16-3 Reasonable Accommodation Request (Licensed Residential Addiction and Mental Health Service Treatment Home for Minors) pursuant to Zoning §1.3.1.3 / David Vieau, owner*) until the next Zoning Commission meeting.

Made by Commissioner Trella, Seconded by Commissioner Wilson

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

Ayes: Trella, Amatruda, Wilson, Tietz

Nays: Clarke

Abstain: None

c) 21-ZC-2121 – CT Clinical Services, Inc. (Turnbridge) / 760 Washington Road / Map 56, Lot 16D-2 Reasonable Accommodation Request (Licensed Residential Addiction and Mental Health Service Treatment Home for Minors) pursuant to Zoning §1.3.1.3 / CT Clinical Services, Inc., owner Reconvened from 01/25/22 / CH by 03/01/22

MOTION:

To table deliberation and determination of application (21-ZC-2121 – CT Clinical Services, Inc. (Turnbridge) / 760 Washington Road / Map 56, Lot 16D-2 Reasonable Accommodation Request (Licensed Residential Addiction and Mental Health Service Treatment Home for Minors) pursuant to Zoning §1.3.1.3 / CT Clinical Services, Inc., owner) until the next Zoning Commission meeting.

Made by Commissioner Trella, Seconded by Commissioner Wilson

Discussion ensued as to when material is sent out from staff that the members are under obligation to review and be prepared for the meeting. The second draft was sent out on March 3rd. Commissioners would like more time to review.

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

Ayes: Trella, Amatruda, Wilson, Tietz

Nays: Clarke

Abstain: None

Commissioner Trella was unseated and Alternate Rushin was seated at 9:46 p.m. This was reversed at 9:49 p.m.

Commissioners Amatruda and Tietz were recused and Alternates Well and Kiessling were seated at 9:49 p.m.

The Commission began some deliberations regarding application 22-ZC-0001. The Commission gave direction to Mr. Agresta regarding the draft motion. Chairman Clarke feels that this is a reasonable application and should not be turned down. Staff will draft one motion for approval and one motion for denial for consideration.

7. MEETING MINUTES

Chairman Clarke presented for consideration the minutes of the February 22, 2022, Zoning Commission meeting. He called for discussion. Commissioner Amatruda had some corrections that needed to be made.

MOTION:

To accept the minutes of the February 22, 2022, Zoning Commission meeting as amended:

- Page 4-21-ENF-0008 Motion—Seconded by Tietz
It came to Chairman Clarke’s attention that Commissioner Trella was not present. He unseated Trella and seated Rushin. A new vote was taken for the same motion with a vote in favor 5-0-0.
- Page 5- 21-ZC-2120 Motion—Nay vote: Clarke
- Page 5 -21-ZC-2121 Motion—Made by Clarke

Made by Commissioner Trella, Seconded by Wilson

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

Ayes: Clarke, Trella, Wilson, Well, Kiessling

Nays: None

Abstain: None

8. OTHER BUSINESS

There was no other business to consider

9. CORRESPONDENCE

There was no correspondence at this time.

10. ADJOURNMENT

MOTION:

To adjourn the meeting at 9:58 p.m.

Made by Chairman Clarke

Applicant: Petition by Woodbury Shops South, LLC

Application: Petition 22-ZC-0002 – Zoning Regulations Text Amendment – Middle Quarter District

WHEREAS, the Woodbury Zoning Commission (“Commission”) has received application petition 22-ZC-0002 as submitted by Woodbury Shops South, LLC (“Petitioner”) seeking a Zoning Regulations Text Amendment to permit the consolidated and integrated site development of abutting lots in a Middle Quarter District, specifically:

- Amendment of existing Section 5.2 with the addition of a new Subsection 5.2.6;
- Amendment of existing Appendix A, Definitions with the addition of a definition for the term “Consolidated Site Development.”

WHEREAS, a copy of the proposed text Zoning Regulations Text Amendment was duly filed with the Woodbury Town Clerk; and

WHEREAS, in response to the Zoning Commission’s referral, the Planning Commission responded favorably with a Report dated February 2, 2022, that the proposed Zoning Regulations Text Amendment is consistent with the Plan of Conservation Development (“POCD”) as it “seeks to positively encourage economic development by providing for improved land planning of abutting commercial properties by allowing for increased flexibility and efficiency within the District, while also fostering adaptive reuse and repurposing of existing development;” and

WHEREAS, a public hearing, duly noticed in Voices on February 9 and 16, 2022, was open and closed on February 22, 2022, at which time interested persons were afforded an opportunity to be heard; and

WHEREAS, pursuant to CGS §8-7d and Section 9.4 of the Zoning Regulations, the Commission has carefully considered all the information submitted and received, including all verbal and written public commentary (which there was none);

NOW THEREFORE BE IT RESOLVED, consistent with CGS §8-3 and Section 9.4 of the Zoning Regulations, the Commission hereby adopts the proposed Zoning Regulations Text Amendment as presented and drafted dated January 6, 2022, finding such to be consistent with the POCD; 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, the Commission hereby authorizes the filing of the Zoning Regulations Text Amendment as adopted with the Woodbury Town Clerk; and

BE IT FURTHER RESOLVED, the adopted Zoning Regulations Text Amendment shall be effective on March 17, 2022, or the date of publication of Notice of Decision, whichever is later; and

BE IT FURTHER RESOLVED, the Land Use Office is hereby authorized to revise the official Zoning Regulations of the Town of Woodbury to include the adopted Zoning Regulations Text Amendment upon completion of filing and publication of noticing as set forth herein above.

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 11th day of Mar 2022
at 8:00 A M
Maria M. Maman