



Town of Woodbury Zoning Commission

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

**MINUTES – APRIL 25, 2023
REGULAR MEETING
7:00 P.M. – SENIOR CENTER, 265 MAIN ST. SOUTH**

MEMBERS PRESENT:

Bob Wilson, Chairman
Robert Clarke
Donald Trella (*arrived 7:08 p.m.*)
Ted Tietz

ALTERNATES PRESENT:

Jack Well
Casey Rushin
Elmer Kiessling

MEMBERS ABSENT:

Thomas Amatruda

ALTERNATES ABSENT:

ALSO PRESENT: Town Planner Will Agresta, applicants and agents

1. OPENING OF MEETING

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

2. PUBLIC HEARINGS

There were no Public Hearings.

3. PENDING and NEW APPLICATIONS

- a) 23-ZC-0009 – 192 Quanopaug Trail / Map 27, Lot 8A / OS-100 District
Special Permit / Site Plan Amendment Outdoor Recreation (Archery Range and Club) per
Zoning §3.4.6, amending Special Permits #110 (05/25/70) and 08-ZC-8020 (08/12/1) to add
18kw generator on a precast concrete pad. Gregg Lundy (applicant/agent), Algonquin
Archers, Inc. (owner)

Bob Bruno, President of Algonquin Archers, Inc., addressed the Commission. Mr. Bruno stated that the application is to install a backup power generator. The club loses power quite often and a generator would help protect the plumbing and food items. Town Planner Agresta stated that

because this is a club in a residential area they are required to obtain a Special Permit for anything additional. The application had gone before the Inland Wetlands Association and was granted approval on April 24, 2023. The fuel source for the generator is propane. Since the application is not changing the use, the Commission can waive the Public Hearing if the change is deemed minor.

MOTION:

To waive the Public Hearing and have staff prepare an approval for deliberation on application (23-ZC-0009 – 192 Quanopaug Trail / Map 27, Lot 8A / OS-100 District)

Made by Chairman Wilson, Seconded by Alternate Rushin

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

Ayes: Wilson, Tietz, Clarke, Well, Rushin

Nays: None

Abstain: None

Alternate Well was unseated and Commissioner Trella was seated at 7:08 p.m.

- b) **23-ZC-0010 – 5 Minortown Road / Map 23, Lot 19 / OS-60 District**
Special Permit/Site Plan Amendment: Nonnewaug High School per Zoning §3.4.2, modifying Special Permit 17-ZC-1708 to add varsity baseball field wooden manual scoreboard. Regional School District #14 (applicant/owner), Michael Molzon (agent).

Mike Molzon, Director of Facilities for Region 14, addressed the Commission. Mr. Molzon explained the application. Nonnewaug High school would like to install a manual wooden scoreboard to the 90’ baseball field. The scoreboard would be put along the out of play fence line. This is outside of the regulated wetlands area. The scoreboard will face the first - third baseline. The dimensions would be 10 feet long by 4 feet high and will be 3 feet off the ground. It will be the same height as the fence. The Commission reviewed the wetlands and setback areas.

MOTION:

To waive the Public Hearing and have staff prepare an approval for deliberation on application (23-ZC-0010 – 5 Minortown Road / Map 23, Lot 19 / OS-60 District)

Made by Chairman Wilson, Seconded by Commissioner Tietz

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

Ayes: Wilson, Tietz, Clarke, Trella, Rushin

Nays: None

Abstain: None

- c) **23-ZC-0011 – 5 Minortown Road / Map 23, Lot 19 / OS-60 District**
Special Permit / Site Plan Amendment: Nonnewaug High School per Zoning §3.4.2, modifying Special Permit 17-ZC-1708 (as amended 18-ZC-1815 and 19-ZC-1915) to eliminate one pole barn and revise previously approved layout of other pole barn and sap barn. Regional School District #14 (applicant/owner), Will Walter, Benesch (agent).

Will Walter, Engineer, addressed the Commission. Mr. Walter showed on the site plan the area where the existing pole barn and the horse arena are. In 2019 approval was given for the horse arena and to replace the existing pole barn with three other pole barns. That approval also included additional parking. This application is requesting minor changes which will keep the horse arena the same and construct one pole barn instead of three. This will reduce the total building square footage along with the bituminous asphalt paving area. There will be room for a

horse trailer, but with no additional parking. Mr. Walter reviewed the drainage plan which will connect pipes rather than using a swale. This will reduce storm water run-off.

MOTION:

To waive the Public Hearing and have staff prepare an approval for deliberation on application (23-ZC-0011 – 5 Minortown Road / Map 23, Lot 19 / OS-60 District)

Made by Chairman Wilson, Seconded by Commissioner Trella

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

Ayes: Wilson, Tietz, Clarke, Trella, Rushin

Nays: None

Abstain: None

- d) **23-ZC-0012 – 5 Minortown Road / Map 23, Lot 19 / OS-60 District
Special Permit / Site Plan Amendment: Nonnewaug High School per Zoning §3.4.2,
modifying Special Permit 17-ZC-1708 to construct a sawmill pavilion. Regional School
District #14 (applicant/owner), Michael Molzon (agent).**

Mike Molzon, Director of Facilities for Region 14, addressed the Commission. Mr. Molzon explained that the school has owned a portable sawmill since the 1970’s. The application is for the gas powered saw mill to have a permanent home with a roof to protect it from the elements. The location would be behind the tennis courts. The structure would be 40 feet long by 16 feet wide and open on the sides for loading logs and easy cleaning if needed. It will sit on a concrete slab. It is a fairly level spot with a small gravel drive. There is a silt fence along a large bank leading to a brook. The application is approved by the Inland Wetlands Association. Ron Wolff, engineer, reiterated the plan. Alternate Rushin inquired if they need additional space for drying the wood. Mr. Molzon stated they do not generally dry and store the wood. The mill is used more for teaching purposes.

MOTION:

To waive the Public Hearing and have staff prepare an approval for deliberation on application (23-ZC-0012 – 5 Minortown Road / Map 23, Lot 19 / OS-60 District)

Made by Chairman Wilson, Seconded by Alternate Rushin

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

Ayes: Wilson, Tietz, Clarke, Trella, Rushin

Nays: None

Abstain: None

4. ENFORCEMENT

There were no enforcement items to consider at this time.

5. DELIBERATIONS / DETERMINATIONS

- a) **23-ZC-0007 – 4 Main Street South / Map 104, lot 44 / MSD and HD#1**

Chairman Wilson opened up discussion on the application. There was none.

MOTION:

To have staff prepare a draft approval resolution on application (23-ZC-0007 – 4 Main Street South / Map 104, lot 44 / MSD and HD#1)

Made by Commissioner Clarke, Seconded by Commissioner Tietz

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

Ayes: Wilson, Tietz, Clarke, Trella, Rushin

Nays: None

Abstain: None

b) 23-ZC-0001 – 75 Bacon Pond Road / Map 21, Lot 34A / PI District

Commissioners Trella and Tietz recused themselves. Alternates Well and Kiessling were seated at 7:40 p.m.

Chairman Wilson opened up discussion on the application. Alternate Rushin stated he had spoken to a city engineer and to a private engineer regarding their interpretation of the wording in the regulations. He was keeping his thoughts to himself until there was something on paper in front of him. The consensus of the Commission was that they would like for the staff to prepare a draft resolution of approval with conditions such as the height of the holding area piles and the grade of the driveway in order to deliberate on it.

6. ADMINISTRATIVE

Alternate Kiessling was unseated and Commissioner Tietz was reseated at 7:47 p.m.

- The Commission reviewed the O&G Quarterly report for the Stiles Road quarry.
- The Commission discussed possible dates of either September 13th or 20th for the joint land use meeting. The Commission prefers for the meeting to be on 20th. Mr. Agresta will let the First Selectmen’s office know. He recommended for the Commission to think about the goals laid out for the Commission in the POCD; how they relate to the other commissions and how best to be achieved. This item will be put on the agenda in May and July in order to prepare for the meeting.
- Chairman Wilson presented for consideration the minutes of the April 11, 2023, Zoning Commission meeting. He called for discussion. Commissioner Clarke had some corrections.

MOTION:

To approve the minutes of the April 11, 2023, Zoning Commission meeting as amended:

- Section 4.a, third paragraph, line 8 should read: “Commissioner Trella stated that he and Commissioner Amatruda believe that people should be allowed...”

Made by Chairman Wilson, Seconded by Commissioner Trella

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

Ayes: Wilson, Tietz, Clarke, Trella, Rushin

Nays: None

Abstain: None

MOTION:

To revise the agenda to cover Privilege of the Floor before the Regulations Work Session.

Made by Chairman Wilson, Seconded by Commissioner Trella

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

Ayes: Wilson, Tietz, Clarke, Trella, Rushin

Nays: None

Abstain: None

7. PRIVILEGE OF THE FLOOR

Chairman Wilson called for any comments from the public. There were none. The meeting returned to the Regulation Work Session.

8. DRAFT ZONING REGULATIONS WORK SESSION

1. Chairman Wilson commenced discussion of the signage regulations. He suggested that rather than getting bogged down with each type of sign, the Commission should move towards a consensus on a standard size. If a business wants any type of deviation from the standard they should make an application to the Commission for a Special Permit describing the sign, dimensions and an explanation as to why the standard sign is not good enough.
2. Alternate Rushin felt that leaves way too much room for justification and essentially “spot” sign zoning. There is an allowance already for businesses with signage located off-street. He would like to see uniformity in size all the way down Main Street. Mr. Agresta reviewed the difference between free standing signs and building signs. Building signs are not meant to be visible from the street. Freestanding signs should be the name of the complex and the address. Directory signs are supposed to be on the premises. Commissioner Trella sees the need for a size increase. He suggested different sizes for different zones in order to help businesses. He stated that with the high percentage of non-conforming signs, it makes it harder for new businesses to be seen. Alternate Well felt that people are going way too fast to read signs. He thinks people are using the internet to locate where they want to go instead.
3. Chairman Wilson will go over this more with Mr. Agresta and make new simplified tables for the Commission to consider. Chairman Wilson also wanted to discuss making more time to go over regulations. Originally, the plan was for the second meeting of every month to allot time for regulations. However, with weather and public hearings it has not been possible. He suggested conducting a separate meeting exclusively for regulations. Mr. Agresta suggested using the application timetable to slow down the process; Such as new applications do not need to be handled immediately and not having public hearings on the second meeting of the month. The consensus was to try that and continue to schedule regulation work sessions for the second meeting of every month.

9. CORRESPONDENCE

There was no correspondence to consider at this time.

10. ADJOURNMENT

MOTION:

To adjourn the meeting at 8:45 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 2th day of April 2023
at 2:00 o'clock P M
Maria M. Marcini
Town Clerk