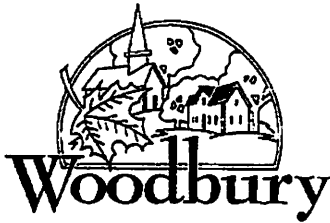


TOWN OF WOODBURY

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 – APRIL 27, 2021

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:

Casey Rushin
Elmer Kiessling
Jack Well

MEMBERS ABSENT:

Donald Trella

ALTERNATES ABSENT:

ALSO PRESENT: Francisco Gomes, Kathy Doyle

1. REGULAR MEETING

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

2. REGULATION WORKSHOP

Residential Community District

- Mr. Francisco Gomes, Consultant, asked for a review of where the Commission is at in regards to going through the regulations. Chairman Amatruda stated that the Principal Use Table has been finalized and they are working on the Accessory Use Table. Chairman Amatruda re-iterated that he wants the Public Hearing for the new regulations to be in person. He is hoping that can take place over the summer in a larger venue.
- Discussion began regarding the Residential Community District (RC). This district will be a re-branding of the Garden Apartment District. The main difference will be that this district allows for senior housing. Based upon the community needs there will be a high likelihood for more senior housing. Mr. Gomes recommended a side by side comparison of the GA and RC Districts when presenting to the public.
- The purpose of the district as laid out in 7.5.1 is as follows:
The RC District is a moderate density residential district that allows the development of senior housing, rest homes, and multifamily housing. Uses within the District should ensure compatibility with the surrounding residential and rural landscape, should ensure a compatible relationship between uses in the District and the existing pattern of land use in Woodbury, and shall be planned, designed, built, and maintained as such.

- The RC District will be floating district, meaning that it is not a set location geographically, but an area within an OS District can be rezoned for this district if the established set of criteria is met. Any project would be a two-step process of rezoning the district and then applying for the Special Permit. The existing acreage allowances of 3.5 acres needed in an OS-60 zone and 10 acres needed for OS-80 and OS-100 have been maintained. The GA District maintained the same acreage for both the zone change and the development. The RC District allows for a difference in acreage between the zone change and development.
- There was discussion regarding the setbacks and whether they allowed enough “open-space” feel. Mr. Gomes recommended keeping the regulations simple so that building is feasible. Chairman Amatruda requested clarification of building and ground coverage. The Planned Residential Development Overlay (Section 9.6) was compared to the RC District. An overlay district is fixed geographically and is not rezoned. He liked the requirements laid out for the overlay district and wondered if that language could be used in relation to the RC District. Mr. Gomes clarified that the RC District zone change does not relate to a specific project. The decision is made based upon the property not the project, which is different from the Residential Development Overlay. Mr. Gomes reiterated that multi-family regulations have a high bar of criteria to meet with the Special Permit. The consensus was to leave the setbacks at 50 feet. There are also new architectural design guidelines that can be applied to all development in the MSD, MQ and RC Districts that will help establish and ensure that projects are what the town desires.
- The RC District is allowed on arterial roads which are identified as Route 6 and 64 by the Planning Commission. The Commission felt that this is too restrictive and not in line with the POCD. Discussion ensued regarding wanting to expand this allowance to other State roads. The Commission will approach the Planning Commission on the need to be proactive in supporting the POCD in light of pressure coming from the State to expand affordable housing.
- The Commission reviewed section **7.5.10 Additional Standards Specific to the RC District**. Discussion of section A.2 resulted in eliminating that standard. Section B.1 & B.2 were combined with the minimum distance separating buildings set to half the height of the tallest building. Discussion also included adding definitions and terms to inform the public of the terms used by the Land Use Department and Zoning Regulations.

Signage

- Mr. Gomes explained that in response to the Supreme Court rulings, signage can only be regulated based on function, design and shape. Content and messaging cannot be regulated in order to avoid lawsuits and discriminations.
- Section 13.6 covers what signs are exempt. There was discussion regarding flag signs and how those should be allowed. The Permitted Signs tables were looked at. The Commission needs to make certain decisions regarding maximum length of display. The maximum sign face area of temporary off-site freestanding signs for residential and commercial uses was increased from two to three square feet.
- There was discussion regarding principal permanent signage face area which is currently six square feet, being increased to eight square feet. Section 13.11.2 covers adjustment to sign size. Chairman Amatruda would like the Commission to do some research to determine what is an appropriate size for businesses enabling them to get their message out. By enlarging permanent signage area this may help to eliminate too many small temporary signs around town and along the State roads. This will be considered at a future meeting.

3. OTHER BUSINESS

- **Senate Bill 1024**

Chairman Amatruda opened up discussion of Senate Bill 1024. The Zoning Commission will take the lead in making a resolution in opposition to this bill regarding a State housing authority and in support for local authority. The Commission discussed the matter as to which Commissions and Agencies should be included in the motion. Chairman Amatruda will bring this resolution to other Land Use commissions.

MOTION:

Chairman Amatruda moved and Commissioner Clarke seconded the following resolution:

WHEREAS, Connecticut's towns and cities successfully use local zoning and planning processes to balance private property rights, the community's interests, demands on infrastructure, housing needs, and economic growth; and local control and decision making empowers the residents and taxpayers of each town and city to carefully tailor zoning policies that reflect its unique geography, economy, and housing market; and localized decision making ensures the greatest level of accountability while allowing affected community members the greatest level of input and the platform through a public hearing to provide specific, relevant information on potential impacts that only they would have knowledge of; and

WHEREAS, proposals have been introduced in the General Assembly to strip local planning and zoning processes from towns and cities by allowing an outside Housing Authority to approve and develop new affordable housing without seeking local Zoning approval; and

WHEREAS, The Woodbury Zoning Commission is currently re-writing its Zoning Regulations to address this very subject and has approved text changes to its current regulations to allow more multi-family and affordable housing units within a specified central corridor on its main streets;

NOW BE IT RESOLVED, the Woodbury Zoning Commission opposes any State mandated, one size fits all Zoning legislation that empowers outside housing authorities to have additional jurisdiction over Woodbury's affordable housing plans.

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

4. PRIVILEGE OF THE FLOOR

- Kathy Doyle, 35 Washington Road, addressed the Commission. Ms. Doyle stated that the consultant had made a presentation of the housing plan to the Planning Commission. She believes that this plan will be going to a Public Hearing sometime in June. She recommended that if the Commission is hoping to have more arterial roads approved for the RC District, it would have the best chance of success to go to the Planning Commission prior to the Public Hearing being closed.

5. CORRESPONDENCE

- Tietz Jr. Trucking, 1st quarter reports for parcels A& B and the Pond parcel.
- A memo from the ZEO regarding property on Quassapaug Road will be addressed at the next meeting.
- Chairman Amatruda noted the Zoning Spring 2021 Quarterly Newsletter and recommended all members to read. Commissioner Clarke recommended the article on Special Permit time limits.
- The Commission also celebrated that this was the 50th anniversary of Mr. Ted Tietz being a member of the Zoning Commission.

6. CONSIDERATION OF MINUTES

Chairman Amatruda presented for consideration the minutes of the April 13, 2021, Zoning Commission meeting. Discussion arose regarding a statement in the section of application 21-ZC-2101. Upon discussion with the clerk, Anne Firlings, the statement in the first paragraph of the discussion “An outlet was added that won’t see any action,” was confirmed to have been said by Mr. Mack.

MOTION:

Chairman Amatruda moved and Commissioner Tietz seconded to approve the minutes of the April 13, 2021, Zoning Commission meeting as presented

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

7. ADJOURNMENT

MOTION:

To adjourn the meeting at 10:11 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 27th day of April 2021
at 3:45 o'clock P M
Luide S. Cook
Town Clerk