



Town of Woodbury Zoning Commission

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

**Minutes – MAY 24, 2022
REGULAR MEETING
7:00 P.M. – SHOVE BUILDING, 281 MAIN ST. SOUTH**

MEMBERS PRESENT:

Robert Clarke, Chairman
Thomas Amatruda
Robert Wilson
Don Trella (7:20 pm)

ALTERNATES PRESENT:

Casey Rushin
Jack Well

MEMBERS ABSENT:

Ted Teitz

ALTERNATES ABSENT:

Chuck Kiessling

ALSO PRESENT: Town Planner Will Agresta, and substitute clerk Deb Carlton

1. OPENING OF MEETING

Chairman Clarke called the meeting to order at 7:00 pm and seated Commissioners Amatruda, Wilson, Rushin and Well in addition to himself. He reminded members of Conflict of Interest and their obligation in that regard.

2. PUBLIC HEARINGS – None

3. PENDING APPLICATIONS

- **22-ZC-0006 – 442 Main Street South/Map 103, Lot 010A / MSD / George Champion**
Planner Agresta noted this matter was scheduled for public hearing in June.

4. NEW APPLICATIONS – None

5. ENFORCEMENT

- **22-ENF-0001 – 466 Flanders Road / Map 94, Lot 16-A / OS-100 / Christopher Teixeira**
Planner Agresta indicated this was before Inland Wetlands and Watercourses Agency (IWWA) the night before, and their handling of their enforcement action was divided into two parts. The IWWA approved a plan for remediation for the site filling with millings to create a parking area.

Copies of documents and meeting audio are available at the Land Use Office

The area proposed to be left with the millings will be less than half of what is there. A final plan is still needed. Planner Agresta noted that the owner reports he's pulled a lot of the fill material out, and as such may have addressed the zoning violation to a degree.

MOTION:

To keep this item on the agenda for future review.

Made by CLARKE, Seconded by WILSON

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

Ayes Clarke, Wilson, Amatruda, Rushin, Well
Nays None
Abstain None

- **21 – ENF – 0008 – 46 Leavenworth Road / Map 70, Lot 48-12 / OS- 100 / John Treacy Bever**
Planner Agresta reported permits for the pavilion have finally been received, so the next step to final is to obtain a certificate of occupancy. A new issue regarding a potential catering business operating for the past 4 years as arisen but it is believed may have ceased. Based on our research, the business LLC has been dissolved and accordingly to the resident they are not doing catering anymore. The health department is also checking into this. Planner Agresta suggested this item could be removed from the agenda going forward.

MOTION:

To remove this item from the agenda.

Made by CLARKE, Seconded by RUSHIN

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

Ayes Clarke, Wilson, Rushin, Well
Nays None
Abstain Amatruda

- **21 – ENF – 0009 – 437 Sherman Hill Road / Map 4, Lot 8A / OS-100 / Turner Eren**
Planner Agresta reminded the commission that a portion of this was approved last time. The second part still needs to be addressed, and the approval granted at the last meeting incorporates time for the owner to accomplish the second part.

MOTION:

To table this item.

Made by CLARKE, Seconded by WILSON

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

Ayes Clarke, Wilson, Amatruda, Rushin, Well
Nays None
Abstain None

- **22 – ENF – 0008 – 319 Main Street South / Map 104, Lot 091 / MSD / Lance & Christine**
Planner Agresta reminded the Commission this relates to the Tattered Rose sign without a permit. Nothing has happened since the Commission met with the owner a month ago. The ZEO has been asked to follow-up, but she has been out of the office recently. Chairman Clarke asked whether a notice of violation was in order, but Planner Agresta preferred to have the ZEO speak with the owner at least one more time.

MOTION:

To keep this item on the enforcement agenda.

Made by CLARKE, Seconded by RUSHIN

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

Ayes Clarke, Wilson, Amatruda, Rushin, Well

Nays None

Abstain None

6. MEETING MINUTES

- Meeting of May 10, 2022

Chairman Clarke noted regarding the motion in item 7, the full motion is not attached to the minutes as indicated. Planner Agresta responded it is with the copy filed with the Town Clerk.

MOTION:

To approve the meeting minutes of May 10, 2022 as drafted.

Made by CLARKE, Seconded by WILSON

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

Ayes Clarke, Wilson, Amatruda, Rushin, Well

Nays None

Abstain None

7. ZONING REGULATIONS DISCUSSION

Planner Agresta shared that Attorney Kaelin was not able to join this evening. Planner Agresta summarized his conference call discussion with Attorney Kaelin and Planning Consultant Francisco Gomez. Planner Agresta said that the consultant provide the consulted background materials used to prepare the draft sign standards in the draft Zoning Regulations, noting their emphasis on making the draft standards “content neutral” as is required.

Commissioner Trella arrived and Chairman Clarke seated him, unseating Alternate Rushin.

Time limits and sizes of signs was discussed. Also, methods of enforcement and the potentially staff intensive challenge of enforcing the new regulations were discussed. There was agreement that the regulations need to be more uniform and simplified so they can be more easily enforced.

Commissioner Amatruda felt the First Selectman should secure an MOU with the State DOT to allow local enforcement of signs along Route 6 within the State right-of-way to remove the cluttering of signs.

MOTION:

To have revise the spreadsheets presented.

Made by CLARKE, Seconded by TRELLA

Brief discussion about the clarity of the motion, and that info not on the spreadsheet should also be reviewed.

The motion and second were withdrawn.

MOTION:

To have Staff prepare a revised set of the sign standards that are simpler.

Made by TRELLA, Seconded by WILSON.

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

Ayes Clarke, Trella, Wilson, Amatruda, Well

Nays None

Abstain None

8. **OTHER BUSINESS** – None

9. **PRIVILEGE OF THE FLOOR** – None

10. **CORRESPONDENCE** - None

11. **ADJOURNMENT**

Chairman Clarke adjourned the meeting at 8:25 pm.

Respectfully Submitted Subject to Zoning Commission Approval,



Debra W. Carlton
Substitute Clerk

RECEIVED & FILED
IN WOODBURY, CT
This 26th day of May 2022
at 1:30 o'clock PM
Maria M Mancini
Town Clerk