

**Town of Woodbury**  
**Office of the First Selectman**  
281 Main Street South  
Woodbury, CT 06798  
203.263.2141 • www.woodburyct.org

**Minutes of the Board of Selectmen Joint Land Use Meeting**  
*Wednesday, May 4, 2022 ♦ 6:00 p.m. Senior/Community Center*

**Present:** First Selectman Barbara Perkinson, Selectman Karen Reddington-Hughes, Selectman George Hale, Town Planner Will Agresta, Commissioners Maureen Donnarumma, Lois Fital, John Hughes, Marc Kroll, George Messier, Lesa Peters, Casey Rushin, Deborah Schultz, Joel Serota, Kathryn Sherer, Jeff Sherman, David Taylor, Ted Tietz, Mary Tyrrell, Jack Well, resident Kathy Doyle, and clerk Deb Carlton

**Call to Order**

Mrs. Perkinson convened the meeting at 6:07 p.m.

**Introduction – First Selectman**

Mrs. Perkinson welcomed everyone in attendance. She reminded the group that this annual meeting can take place anytime during the calendar year with whatever frequency is desired. She thanked the commissioners for taking time out of their busy schedules tonight and asked a representative from each land use board to give an update on progress made with the Plan of Conservation and Development (POCD).

She reminded the group that all applicants must be treated the same way and spoke of the obligation to follow regulations. She urged them to be respectful of each other at all times, as well as applicants, and to keep up with changes as they come from the state or other regulatory agencies. She repeated her challenge that commissioners meet amongst themselves, informally and without creating a quorum, to keep up with what each other are doing.

**Brief Overview of Successes and Challenges – Commission Chairs (or designees):**

**Conservation Commission – David Taylor:** This group has not focused a lot on the POCD, but has a spreadsheet of properties, open spaces, for possible open space acquisitions by the Town. Park and Rec, and Dept. of Public Works, were notified regarding issues with existing open spaces. No response was received. He sees no good mechanism for working with other groups; it's difficult to form working groups; and we need to work with the Selectmen on that, he said. He noted a program called Follow the Forest which seeks to connect open spaces with land parcels to provide safe passage for animals.

**Historic District Commission – Maureen Donnarumma:** A challenge for this commission is to educate homeowners about historic district requirements. "Like for Like" is preferred by the HDC, but when that is too expensive, such as cedar shake roofing at the moment, alternatives can be found. She noted Preservation Award recipient, Andrew Ward of School Street, and also that the commission is

seeking a preservation grant for the Mountain Road building. They've seen many applications during the pandemic, when presumably homeowners were concentrating on renovations, she said. Ms. Donnarumma concluded with an acknowledgement of clerk, Linda Leigh, and wished her well.

Ms. Fital also gave a brief overview of the preservation grant application submitted for work to be done on the exterior of the Mountain Road building. Mrs. Perkinson thanked her and her group for all the work done on the grant application. Ms. Reddington-Hughes commented it was good to know they were able to work within the parameters of improvements but not a full renovate-to-new project.

**Inland Wetlands & Watercourses Agency – Mary Tyrrell:** This group has not done much with the POCD because they are federally mandated and set up and regulations come from them. Goals have included expanding buffers on major rivers. Their biggest challenge has been the influx of new residents, many of whom have never had septic, wells, or rules for what they can do on their own land. The group will seek to schedule a seminar with a land use attorney next year.

**Planning Commission – Joel Serota:** Meetings like this one are important, he said, and we must all be mindful of the impact of change on the Town. The group's goal is to enhance the quality of life in town. He spoke of how well received this year's Rosenburg award ceremony was for recipient Bill Geddes. As for the application and referral process, Mr. Serota indicated there is informal interaction with other boards. Their big project is affordable housing and where to locate it, and surveys were done to inform their thinking. The Town must comply in order to receive state funds. He spoke of "Come for a Day to Play and Stay" as a marketing slogan, and his commission is looking at wifi costs on top of the POCD.

**Zoning Board of Appeals – No Report.**

**Zoning Commission – Casey Rushin:** As relates to the POCD, this commission is looking at and updating its regulations to be more compliant with the goals of the POCD. He spoke of recent action to extend an industrial parcel, and that the last 4-5 months have been busy with applications. The commission is looking for conformity with the variety of sign issues in town. The last 2 years has been mainly focused on updating regulations, and a draft of that work may be ready this winter.

Mr. Agresta pointed out the consultant did a reorganization of regulations, which was major.

There was brief discussion of affordable housing being limited to Route 6, the Zoning Commission's adoption of the 3.5 acre garden apartments regulation, and the need to work with the Planning Commission on this. Ms. Sherer gave a brief summary of a joint meeting between Planning and Zoning, and she feels it comes down to design standards that fit the town well.

First Selectman Perkinson requested a motion to adjourn, entered by Mr. Hale and seconded by Ms. Reddington-Hughes. The meeting adjourned at 7:00 p.m.

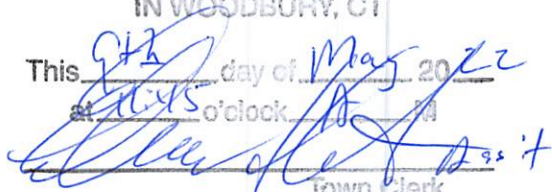
Respectfully submitted,



Deb Carlton, Assistant to the First Selectman

RECEIVED & FILED  
IN WOODBURY, CT

This 9<sup>th</sup> day of May 2022  
at 9:15 o'clock AM

  
Town Clerk