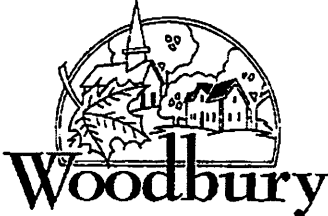


# TOWN OF WOODBURY

## 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 – JUNE 22, 2021 REGULAR MEETING 7:00 P.M. – SENIOR CENTER, 265 MAIN ST. SOUTH

#### MEMBERS PRESENT:

Thomas Amatruda, Chairman  
Robert Clarke  
Ted Tietz

#### ALTERNATES PRESENT:

Elmer Kiessling  
Jack Well  
Casey Rushin

#### MEMBERS ABSENT:

Bob Wilson  
Donald Trella

#### ALTERNATES ABSENT:

**ALSO PRESENT:** Town Planner Maryellen Edwards (on phone), Kathy Doyle

#### 1. REGULAR MEETING

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

#### 2. NEW APPLICATIONS

##### **21-ZC-2110 / Cenkolli / 219 Main Street North / Request for Minor Modification to the Approved Site Plan to Construct a 24' x 36' Maintenance Building / Map 090 / Lot 021C**

1. Ron Wolff, Wolff Engineering, agent for the applicant addressed the Commission. Mr. Wolff began by showing the Commission on the site plan where the maintenance building that is being applied for would be located. The applicant hopes that the building would fall under a minor modification seeing as it is only increasing the building coverage on the original site plan by 0.6%. This represents an overall increase of 2.9% from the original site plan maximum threshold. The building would be erected behind the Historic District line. Architectural drawings were shown. The siding would match the residential buildings on property for consistency. A cupola would be added to the roof.
2. Commissioner Clarke inquired about vegetation and landscaping. One side of the building is on the driveway and there are currently plantings by the road and lining both sides of the driveway. Evergreens would be planted on the street side. Chairman Amatruda is not keen on having it so close to the road and thereby visible from the street and to the neighbors.

3. Chairman Amatruda's main concern is if this will be a storage place for his business equipment that is also used on other properties. Due to that concern, he does not feel it is a minor modification; but rather it a significant change of use. The size of the building falls within the minor modification requirements. Mr. Wolff contested that it is an accessory building which is nothing unusual. Chairman Amatruda agreed however he pointed out that it was not on the original Special Permit and hence felt the neighbors had a right to know. Alternate Rushin also agreed with this and asked if the equipment would be used only on that property. Mr. Cenkolli confirmed that the equipment will only be used for that property.
4. Discussion ensued in regards to placement of the building. Commissioner Clarke proposed having it face the back units on the property. Mr. Wolff said that the building location could be moved or screened from the road as long as the wells are avoided. The applicant would like the garage doors to face the parking area. The idea of adjusting the size of the building was also explored; however the current plan mirrors the proportion of the existing buildings. The building will have electricity, but no running water. It will measure between 14 to 16 feet in height. Commissioner Clarke is concerned of sight lines for the neighbors. The consensus was that in order for the Commission to understand the scope of the project, it would be best to do a site walk prior to deciding if a Public Hearing is necessary. A date for the Public Hearing will be in the meantime. The applicant will stake out possible building locations for the site walk.

**MOTION:**

Commissioner Clarke moved and Commissioner Tietz seconded to conduct a site walk of 21-ZC-2110 / Cenkolli / 219 Main Street North, on Saturday June 26, 2021, at 11:00 a.m.

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

**MOTION:**

Chairman Amatruda moved and Commissioner Clarke seconded to hold a Public Hearing on application *(21-ZC-2110 / Cenkolli / 219 Main Street North / Request for Minor Modification to the Approved Site Plan to Construct a 24' x 36' Maintenance Building / Map 090 / Lot 021C)* at the August 10, 2021, Zoning Commission meeting.

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

**MOTION:**

Chairman Amatruda moved and Commissioner Clarke seconded to change the Public Hearing on application *(21-ZC-2110 / Cenkolli / 219 Main Street North / Request for Minor Modification to the Approved Site Plan to Construct a 24' x 36' Maintenance Building / Map 090 / Lot 021C)* to the July 13, 2021, Zoning Commission meeting.

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

### **3. ENFORCEMENT REPORT**

#### **21-ENF-0006 / Taff / 148 Sycamore Avenue / NPV Unpermitted and Occupied Recreational Vehicles / Map 036 / Lot 035**

Town Planner, Maryellen Edwards sent a NPV to James & Parmalee Taff, dated June 16, 2021. The letter stated that the matter could be resolved with the successful completion of a Zoning Permit application for the temporary occupied recreational vehicle. Ms. Edwards had also spoken to the property owner on the phone and they are working with the office to resolve the issue. The Commission would like to give time for the matter to be resolved.

#### **MOTION:**

Commissioner Clarke moved and Commissioner Tietz seconded to table (*21-ENF-0006 / Taff / 148 Sycamore Avenue / NPV Unpermitted and Occupied Recreational Vehicles / Map 036 / Lot 035*) until the next Zoning Commission meeting when the owner can be present.

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

### **4. REGULATION WORKSHOP**

1. Chairman Amatruda opened the discussion regarding signage regulations. Alternate Kiessling reported that his research showed that the CTDOT does not regulate size of signs based upon speed limit. He tried to find more information from the Federal DOT but there was too much information to sift through. The consultant Mr. Gomes told Ms. Edwards that there are no State standards. He felt that basing the size on speed limit in Woodbury does not make much sense since the speed limit does not fluctuate much. He recommended the Commissioners find signs that are too big, too small and just right, and measure them to try to find an ideal.
2. Alternate Well stated that doesn't agree with giving more square footage on signage, but agreed with what Commissioner Clarke had stated at the last meeting regarding that with the use of the internet it is not necessary to have larger signs. Alternate Rushin related how Litchfield County is a driving destination and so signage does matter as marketing. He felt that that the sign for the "Discount Liquor" store is one of the best in town. Alternate Well felt that if everyone has a bigger sign it negates the purpose. There was much disagreement on this issue.
3. Alternate Rushin stated that in driving Main Street on the weekend, there were 50 sandwich boards and temporary signs from the Woodbury Pewter location to Canfield Corner. He entertained the idea of making the actual sign bigger and have removable letters to advertise specials on the actual sign rather than on a sandwich board. Therefore, it would make it more enforceable when temporary signs are used. Chairman Amatruda currently does not want to enforce against temporary signs in order to help businesses. The Historic Commission would still need to sign off on signs for appropriateness. Commissioner Clarke feels that no matter how much square footage is allowed, temporary signs will always be put out. Chairman Amatruda agreed but it would send the message that the Town is business friendly, but also allow for more enforcement. The Commission was instructed to go out and find signs that they like.

## **5. PRIVILEGE OF THE FLOOR**

1. Kathy Doyle, 35 Washington Road, addressed the Commission. Ms. Doyle is not in favor of noise ordinances, however she is raising the issue of a cut off time for outdoor entertainment since so many restaurants and entertainment is outside these days. She is in favor of supporting those businesses, but did note that many fall in or near residential areas. Her research found that DEEP actually approves all noise ordinances that towns adopt. She suggested putting a question on the Special Permit application if there would be outdoor entertainment and if so for what hours.
2. Chairman Amatruda mentioned that he recently saw that the State might legislate all outdoor dining. They will have to wait and see what the final legislation is. Alternate Rushin noted that two establishments in town stopped outdoor music at 11:00 p.m. He also stated that it shouldn't be a general rule for the whole town because different areas can have different restrictions. Ms. Doyle agreed and reiterated that the question should be asked on the Special Permit application.
3. Discussion commenced regarding the legalization of recreational marijuana. The Commissioners will need to decide how it will be handled. The consensus is for the agricultural aspect for the farmers to be allowed. Whether to allow retail dispensaries is what will need to be decided. Alternate Rushin noted that Maine and Vermont regulate the amount of THC content from each plant. He does not want to discourage this up and coming industry for the Town. The Commission needs to wait and see what the Department of Consumer Protection will write in the regulating of this product.

## **6. CONSIDERATION OF MINUTES**

Chairman Amatruda presented for consideration the minutes of the June 8, 2021, Zoning Commission meeting. He called for discussion. There was none.

### **MOTION:**

Chairman Amatruda moved and Commissioner Clarke seconded to accept the minutes of the June 8, 2021, Zoning Commission meeting as presented.

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

## **7. CORRESPONDENCE**

There was no correspondence at this time.

## **8. ADJOURNMENT**

### **MOTION:**

To adjourn the meeting at 8:10 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 WOODSBURY, CT  
Filed 24<sup>th</sup> day of June 2021  
at 1:35 o'clock PM  
*Linda A. Cook*  
Teresa Cook