



Town of Woodbury Zoning Commission

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

MINUTES – JUNE 25, 2024 REGULAR MEETING 7:00 P.M. – SENIOR CENTER, 265 MAIN ST. SOUTH

MEMBERS PRESENT:

Bob Wilson, Chairman
Robert Clarke
Thomas Amatruda
Ted Tietz

ALTERNATES PRESENT:

Jack Well
Jake Amorando
Casey Rushin

MEMBERS ABSENT:

Donald Trella

ALTERNATES ABSENT:

ALSO PRESENT: Town Planner Will Agresta

1. OPENING OF MEETING

- a) CALL TO ORDER – Chairman Wilson convened the meeting at 7:02 p.m.
- b) SEATING OF MEMBERS AND ALTERNATES
Seated were Commissioners Wilson, Clarke, Amatruda, Tietz, and Alternate Rushin
CONFLICT OF INTEREST (*CGS Section 8-11 & Woodbury Town Charter Section 901*)

2. DELIBERATIONS / DETERMINATIONS

There were no items to cover at this time.

3. ADMINISTRATIVE

Chairman Wilson presented the minutes of the June 11, 2024, Zoning Commission meeting for consideration. He called for discussion. There was none.

MOTION:

To approve the minutes of the June 11, 2024, Zoning Commission meeting as presented

Made by Chairman Wilson, Seconded by Commissioner Tietz

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

Ayes: Wilson, Clarke, Tietz, Amatruda

Nays: None

Abstain: Rushin

4. PRIVILEGE OF THE FLOOR

There were no comments from the floor.

5. CORRESPONDENCE

There was no correspondence to consider.

6. DRAFT ZONING REGULATIONS WORK SESSION

Town Planner Agresta noted that at the last meeting there was discussion about the MS4 requirements for stormwater management. He spoke with an engineer that will update and rewrite that section. That should be finished in approximately one month. Chairman Wilson began the work session continuing in Section 11 Site Development & Landscape Standards. Mr. Agresta had reworked section 11.6 and separated Outdoor Display and Outdoor Storage.

11.6 Outside Display and Storage

11.6.1 Outdoor Display

- **11.6.1.A:** No changes made
- **11.6.1.B.1:** No changes made
- **11.6.1.B.2:** Shall read “Shall not block or impede pedestrian...”
- **11.6.1.B.3:** No changes made
- **11.6.1.C:** All districts will have a maximum permissible size of an outside display area of 10% of the principal building floor area. The table will be removed. Since this will all be done by Special Permit and Site Plans, the Commission can limit where necessary.
- **11.6.1.D:** “In the MQ and PI Districts” will be removed at the beginning of the statement
- **11.6.1.E:** Final sentence to read: “...integrated to blend into their surroundings...to simulate how it might appear...”

11.6.2 Outdoor Storage

- **11.6.2.A-B:** No changes made
- **11.6.2.C:** After parenthesis “in themselves are not acceptable forms of outdoor storage, such” will be removed
- **11.6.2.D-F:** No changes made
- **11.6.2.E(2):** “In the MQ and PI Districts” will be removed at the beginning of the statement
- **11.6.2.F(2):** This will be removed
- **11.6.2.G-H:** No changes made

11.7 Exterior Lighting

This section will be made for commercial use and Special Permit / Site Plan applications

- 11.7.A-D: No changes made
- 11.7.E: Minor grammatical change
- 11.7.F: No changes made
- 11.7.G.1: "Lights" to be changed to "lighting"
- 11.7.G.2-3: No changes made
- 11.7.G.4: Remove "except when used during and by emergency service providers."
- 11.7.G.5-7: No changes made
- 11.7.H: There was discussion that the height was based upon the height of the lighting at the 1754 house. That height needed to be verified. Also, stadium and event lighting needed to be added.
- 11.7.I: No changes made
- 11.7.J: Remove "and subject to the penalties provided by law."
- 11.7.K-L: No changes made

7. ADJOURNMENT

MOTION:

To adjourn the meeting at 8:54 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 27th day of June 2024
at 2:15 o'clock P M
Maria M. Mancini
Town Clerk