



# Town of Woodbury Zoning Commission

281 Main Street South  
Woodbury, CT 06798  
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**MINUTES – JUNE 27, 2023  
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  
Casey Rushin

**MEMBERS ABSENT:**

Donald Trella

**ALTERNATES ABSENT:**

Elmer Kiessling

**ALSO PRESENT:** Town Planner Will Agresta, members of the public

**1. OPENING OF MEETING**

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

**2. PUBLIC HEARINGS**

There were no public hearings at this time.

**3. PENDING AND NEW APPLICATIONS**

There were no pending or new applications at this time.

**4. ENFORCEMENT**

There were no enforcement issues at this time.

**MOTION:**

To adjust the agenda to cover Privilege of the Floor prior to Deliberations/ Determinations.

Made by Chairman Wilson, Seconded by Commissioner Clarke

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

Ayes: Wilson, Clarke, Amatruda, Tietz, Rushin

Nays: None

Abstain: None

**5. PRIVILEGE OF THE FLOOR**

Chairman Wilson called for any comments from the Floor.

Rich DeRoschers, 50 Great Quarter Road, Sandy Hook, addressed the Commission. Mr. DeRoschers is the owner of the 1754 House, 506 Main Street South. He showed the Commission on the map some property behind the 1754 House and Green Acres where he was exploring the idea of putting in some self-storage units. He felt that this would be a good use of the land. The business is quiet and clean and would add to the tax base. There would be no visual impact to Main Street. He is looking for preliminary feedback from the Commission before moving forward with purchasing the property.

Town Planner Agresta noted on the map how a portion of the property is in the Middle Quarter District and the other portion is in an OS-60 zone. Discussion continued regarding the 100 foot buffer from the river, the flood plain and any wetlands area. Mr. DeRoschers explained how if he proceeded he would have a survey conducted for the floodplain height and would adjust the foundation accordingly.

Chairman Wilson stated that upon this first look, he felt that the use could be in the realm of possibility. Town Planner Agresta noted that the use is prohibited in the MQ. Any application would require a text amendment permitting the use or a zone change. A text amendment would apply to the entire district and not just this parcel. Mr. Agresta will work with Mr. DeRoschers figuring the best way to proceed with an application and if it is worth pursuing.

**6. DELIBERATIONS / DETERMINATIONS**

There were no items to consider at this time.

**7. ADMINISTRATIVE**

Chairman Wilson presented for consideration the minutes of the May 23, 2023, Zoning Commission meeting. At the previous meeting, the clerk was instructed to listen to the recording in regards to application 22-ZC-0016-A1 to see if the application had been considered minor. Mr. Agresta had sent an email noting that both he and the clerk had listened to the recording and there was no mention of the application being minor. It seemed that the application was just assumed to be minor since the Commission had already approved the more extensive original application and that they had not deemed a Public Hearing necessary.

**MOTION:**

To approve the minutes of the May 23, 2023, Zoning Commission meeting as presented.  
Made by Chairman Wilson, Seconded by Commissioner Tietz

Vote: 5-0-0 – Approved – Motion Passed  
Ayes: Wilson, Clarke, Amatruda, Tietz, Rushin  
Nays: None  
Abstain: None

Chairman Wilson presented for consideration the minutes of the June 13, 2023, Zoning Commission meeting. He called for discussion. There was none.

**MOTION:**

To approve the minutes of the June 13, 2023, Zoning Commission meeting as presented.

Made by Commissioner Clarke, Seconded by Chairman Wilson  
Vote: 5-0-0 – Approved – Motion Passed  
Ayes: Wilson, Clarke, Amatruda, Tietz, Rushin  
Nays: None  
Abstain: None

**8. DRAFT ZONING REGULATIONS WORK SESSION**

The Commission began by reviewing the changes made to the **Section 3- Overview and Prohibited Uses**.

3.1- the phrase “this Article” will be replaced with “by these Regulations.”

There was discussion regarding the removal of **Commercial slaughtering and Commercial reduction or processing of animal matter** and how that pertained to not allowing the **Commercial manufacturing of fertilizer**.

**Fast food restaurants** was also clarified. The criterion written has been used as a standard by many towns for some time now. The criterion has to be met in order for it to be classified and therefore prohibited as a fast food restaurant.

**Mobile manufactured homes and Recreational Vehicle parks** were discussed. Mobile manufactured homes are placed on rigid supports which is different than an RV. The matter of whether RV’s would be allowed in campgrounds would be discussed later when the Commission revisits if campgrounds will be allowed, and if so will be seasonal thereby eliminating the possibility of a trailer park being created.

**Section 14 – Architectural Design Guidelines**

This section will be used as an advisory guideline for all developments in MSD, MQ and RC districts and all residential districts except single-family and two-family dwellings. The guidelines are advisory and not compulsory. This section was created due to concern for Woodbury not having any design standards. This advisory is essentially laying the groundwork to possibly build on in the future.

**14.3.1 – Building Exteriors**

The consensus of the Commission was to remove vinyl siding from 14.3.1.e.

**14.4.1 – Roof Design**

There was discussion regarding solar panels and what municipalities can dictate. The advisory is that solar panels should not be visible from a public way. The Commission did not want to stipulate this since the industry is evolving so quickly.

**14.5.1 – Storefront Awnings and 14.6.1 – Lighting**

The consensus of the Commission was in agreement on these standards.

**Section 13 – Sign Standards Tables**

**MSD District- Single Establishments**

The consensus was that there will be allowed one building and one freestanding sign per lot. The square footage was increase from 6 to 18 square feet each. Commissioner Clarke felt that having two major signs will be too much in keeping consistent with old Woodbury. Chairman Wilson was in favor of two larger signs. Alternate Rushin inquired if the standard for increasing the size by 50% if the building is set back more than 100 feet will still be used. The consensus was to take this allowance out with the signage increase. Monument signs will have a maximum height of 10 feet.

**MSD District- Multiple Establishments**

There was discussion whether to allow each tenant a certain square footage or to give a total square footage for the building and let the landlord divvy up the space. Town Planner Agresta stated that the latter option poses problems and more work for his office. The consensus was to increase the square footage on building signs to 12 square feet per tenant space. Alternate Rushin felt that 12 square feet on the building multiple times was too big. Freestanding signs will be increased from 6 square feet to 18 square feet allowing one per lot.

**MSD District- Multiple Establishments located in Excess of 150 from Main Street**

The consensus was an increase from 4 square feet to 12 square feet per tenant space for building signs. Freestanding signs would be increased from 15 square feet to 18 square feet. It was noted that this increase will allow for the address to be clearly identified for emergency vehicles and police.

**MQ District – Up to Three and Four or More Establishments**

These two tables would be condensed into one since all of the regulations are the same. All of the current regulations will remain.

**MQ District- Roof Signs**

This sign type would be chosen in place of a building sign. Alternate Rushin is in favor of roof signs for their old fashioned appeal. Some are not as in favor. Chairman Wilson stated that the current regulation should remain since it is an existing precedent.

**Farm / Agriculture Signs (any district)**

Some members wanted to increase the allowance. However, other members pointed out that many farms are in residential areas. The current regulations will remain as is.

**Rooming or Boarding House; Accessory Residential Home Occupation (any district)**

The consensus was that the current regulations will remain.

**Multi-Family Residential; Residential Care Home; Rest Home; Senior Housing Facility**

Commissioner Amatruda felt that if the property is located in the MSD district than the property should be able to take advantage of the larger sign allowance. After some discussion the consensus was that the current regulations will remain.

**EE and PI Districts**

The consensus was that freestanding signs should be increased from 12 square feet to 18 square feet per individual sign with a maximum aggregate of 24 square feet.

**9. CORRESPONDENCE**

There was no correspondence to consider at this time.

The Commission took some time to celebrate Commissioner Robert Clarke's 90<sup>th</sup> birthday!

**10. ADJOURNMENT**

**MOTION:**

To adjourn the meeting at 9:23 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 WOODBRURY CT  
30<sup>th</sup> June 23  
4:00  
*Maria Mancini*