

TOWN OF WOODBURY

Planning Commission
281 Main Street South
Woodbury, CT 06798-0369
(203)263-3467 ~ www.woodburyct.org

REGULAR MEETING MINUTES

Wednesday, June 6, 2018
7 P.M. Shove Building, 281 Main Street South

MEMBERS PRESENT:

Andrew Chapman
Ruth Melchiori
David Schultz
Katy Sherer, Chairman

ALTERNATES PRESENT:

Andrew Lampart

MEMBERS ABSENT:

Mary Connolly

ALTERNATES ABSENT:

Andrew Heavens
Joann King

ALSO PRESENT: Gary Giordano, Claudia Braverman, Attorney Strub, Attorney McTaggart, Ron Wolf Gurali Cenkoli and Mike Preato, *Voices*

1) REGULAR MEETING – 7:00 P.M.

A) Call to Order – Chairman Sherer convened the Regular Meeting of the Woodbury Planning Commission at 7:03 p.m. Seated for the meeting were Regular Members Chapman, Melchiori, Schultz, Sherer and Alternate Lampart.

B) Conflict of Interest – Reference was made to Section 8-21, Connecticut General Statutes, and Section 901 of the Woodbury Town Charter, Conflict of Interest. No members expressed a conflict.

2) PUBLIC HEARINGS - None

3) PENDING APPLICATIONS - None

4) NEW APPLICATIONS - None

5) REFERRALS

- a) **18-PC-1804 / 8-3 Referral / Petition for Text Amendment to the Zoning Regulations Garden Apartment District (GA) Section 5.4**

MOTION:

To adjust the meeting agenda to accommodate those present.
Made by Member Schultz, Seconded by Member Melchiori
Vote 5-0-0 in favor

6) OTHER BUSINESS:

- a) **Pre-Application Review / Giordano / Upper Grassy Hill Road / Re-Subdivision of Lot / Map 064 / Lot 02C**

Gary Giordano and Claudia Braverman were present for the pre-application review. Mr. Giordano explained that this is a re-subdivision of lot 3 on Upper Grassy Hill Road which consists of about 21 acres. It was clarified that the original approved subdivision was for two lots. They are now looking to make one of those into two lots with a house on each. They are performing deep hole testing of both house sites. Maps were shown to the Commission for reference. Mr. Giordano questioned how the lots should be labeled and had questions about the Open Space. The ownership of the easement for the open

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space was questioned. The Town Planner will research the easement and check with the Assessor regarding how the lots should be labeled for the maps. Chairman Sherer noted that they should look at the road access for the driveways, looking at the plans the three driveways appear closer than they should be. The Commission was not sure of the rules pertaining to the subdivision of an existing subdivision. Chairman Sherer did not feel that they had enough information to know if there is an issue.

b) Request for Modification of Street Tree Plan for Aisling Meadows Subdivision (04-PC-4018)

Attorney Strub was present for the owner of the subdivision. He noted that after the subdivision was built it was determined that the street tree requirements were not met, the owner was under the impression that they had been waived. The subdivision was built in such a manner as to leave existing mature trees in place. Two years ago the request to waive the street tree requirement was denied by the Commission. The Planner at that time suggested that 4-5 trees placed in some of the gaps might be enough to satisfy the Commission. The gaps were shown on maps. The proposed trees at this time include 3 in front of lot 2 and 7 along a longer stretch across from an existing tree row. The subdivision was built using existing fields; they did not go in clearing out trees to build. They're requesting to reduce the number of required trees from 40 to 10. The area of the subdivision was described and shown on a map. Maryellen Edwards visited the site that day and showed photos taken on her phone. It was noted that the applicant is looking to finish the project and get their bond back; this would be the last requirement in that process. Member Melchiori felt that the reduction from 40 to 10 trees was a big difference; Attorney Strub explained in isolation it is a big difference, but that in this site, it's not. Members decided that they would like to visit the site before making a decision. Chairman Sherer suggested that the applicant may want to consider more diversity in their tree choice, as Sugar Maples are not doing well in this area. Members will walk the site individually prior to the next meeting. Attorney Strub also submitted information to the Board of Selectmen for a road acceptance referral. The Planner explained that acceptance of streets needs a recommendation from the Planning Commission, but they cannot do this until all the conditions of the approval have been addressed. The applicant is hoping that they can finish up the items required by Public Works and resolve the tree issue by the end of the next meeting, so that they can reduce the amount of the existing bond and start the process for the road acceptance. The Board of Selectmen cannot accept the road(s) until a referral recommendation is received from the Commission.

REFERRAL

18-PC-1804 / 8-3 Referral / Petition for Text Amendment to the Zoning Regulations Garden Apartment District (GA) Section 5.4

Attorney Gail McTaggart, Ron Wolf and Gurali Cenkoli were present for discussion about the text amendment proposal. They are looking at ways to put small scale apartments in town. They looked at the POCD and zoning regulations and what exists now for this type of development. They also looked at what was proposed by the Zoning Commission a while back, which was a full scale all over town proposal. Right now the Garden Apartment district requires a minimum lot size of 10 acres. As it stands now, there are about two locations where a Garden Apartment would be allowed, that regulation is effectively obsolete. Studies and the POCD are looking for a diversity of housing types. They looked at the possibility of doing a small scale garden apartment utilizing the existing Garden Apartment regulations, but allowing for a minimum of 3.5 acres. Mr. Cenkoli would be interested in doing this at his property on Main Street North but this proposal would work for about 8-10 other locations. At a pre-application meeting with the Zoning Commission, it was discussed that they wanted less restrictions and that the requirements be as simple as possible. Ron Wolff presented a map to show Mr. Cenkoli's Main Street North property, which backs up to an existing Garden Apartment District. He also showed the

Commission conceptual building and floor plans so that they could visualize what this could potentially look like. With this design, they are only at 6.5% building coverage, the current Garden Apartment coverage requirement is 30%. The proposed amendment really only has two changes one is for public water or wells to be installed on the site, but the property would need to be located not more than 500' from a public water system and the other being the reduction in lot area to 3.5 acres. There are already existing requirements for the GA zone that would remain. It was confirmed that the number of residents to build a water company would be 25. Something small scale like is being presented would not require public water, but the potential to extend the public water is being looked into. Keeping it within 500' of the public water supply would help with fire suppression. This would apply to only existing OS-60 zoned lots. It would not allow for these apartments to go into the MQ or MSD. Looking at the arterial roads, the amendment restricts it to keep it close to the Route 6 corridor area of town where residents could get to restaurants and shops in town; this is done by keeping it to 500' of public water supply. Going farther out gets more rural and a bit less consistent with what is there. The affected arterial roads would be Route 6 and 64. If the amendment goes through, the next step is to create the zone and "float it down" onto the property and then a special permit is required. It was asked if sidewalks could be built into this, it would be nice but could lead to sidewalks to nowhere. In creating this text amendment they took into consideration the POCD and the need for economical housing, smaller sized units making it possible for elderly people looking to age in place and also attracting younger people to town and/or keeping them in town. These would not be condos; they would be rentals which has become a trend for younger people. Design standards were discussed; Village Districts are a way to get design standards. The Garden Apartment regulations specify dimensional types of things. When Commissions comment on character, developers and their agents hear it and tend to want to conform to the character of the area they are building in. The Planning Commission's role is to determine if this proposal is consistent with the Town's Plan of Conservation and Development. Attorney McTaggart's memo points to the areas where it is consistent. Possible areas were noted on the map as well as the locations of the public water supply. This would not be considered spot zoning according to Attorney McTaggart because it is consistent with the Plan of Conservation and Development. Chairman Sherer had reservations about it being available at the "gateway" to town. Although there are no design standards, the restrictions are helpful. The Zoning Commission can look at special permits and determine if something is in harmony with the area and convey that to applicants. Maryellen Edwards noted the difference between this and the proposal the Zoning Commission had tried is that with this one potential areas where these apartments could go are known and it's on a main road. This proposed amendment doesn't allow these to be placed just anywhere. There are three things that need to happen before something like this can be developed: 1) This regulation amendment would need to be approved, 2) A zoning amendment to "land that zone" would need to be approved (which would again be seen by the Planning commission), and 3) A special permit to the Zoning Commission, which looks at the details and site specifics.

MOTION:

To find the referral from Zoning (*18-PC-1804 / 8-3 Referral / Petition for Text Amendment to the Zoning Regulations Garden Apartment District (GA) Section 5.4*) as consistent with the Plan of Conservation and Development

Made by Member Chapman, Seconded by Member Schultz

Vote: 5-0-0 in favor

POCD Discussion (Nonnewaug High School Workshop Summary and Reschedule Cancelled Workshop)

The workshop was summarized. Participants were twelve juniors and seniors from the High School. Both the Planner and Member Schultz felt them to be well spoken, they took an interest and felt their comments were "spot on." It was reminded that Joanna Rogalski of COG facilitated the workshop, to show that there was no bias. (A copy of the workshop summary is available at the Land Use Office.) The workshop responses indicate that the town has not seen what is important to students. Students have after school activities and jobs and after that there's no place for them to go. Students want a place to hang out; they want updated sports facilities with lights and the swimming hole back or a swimming pool. The Commission felt it would be good to do this again with the High School and maybe even the Middle School. The next workshop is scheduled for June 14th at the library. A reschedule date is being considered for July, potentially the second or third week. Maryellen Edwards questioned the Commission as to their specific concerns with the current POCD, as she feels it's pretty good, as does the COG. They don't need to reinvent the wheel. They could update it and add a strategic plan to it. She understands that some felt it was too wordy and could use more visuals. They have until March 2020 to complete the process and the adoption process takes time. The Planner noted that they have \$20,000 and is trying to get a feel from the Commission as to where that money would be best utilized. It was noted that much of what is in the Plan is required. It may be best to spend on the executive summary, the economic development portion or get specific focus on sidewalk plans and that sort of thing, rather than spending for the look of it. It was asked that members decide what their priorities for focus would be for the Plan to be finalized at the next meeting. The Planner also noted that she forwarded the Director of Parks and Recreation a copy of the student workshop summary. It was decided to try to coordinate a meeting with Ms. Miller for discussion at the August or September meeting.

7) PRIVILEGE OF THE FLOOR - None

8) CONSIDERATION OF MINUTES - 5/2/18

MOTION:

To approve the minutes of the May 2, 2018 regular meeting as presented.

Made by Member Schultz, Seconded by Member Chapman

Vote: 5-0-0 in favor

9) CORRESPONDENCE – None

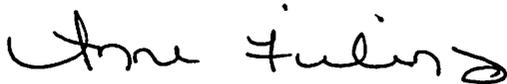
10) ADJOURNMENT

MOTION: To adjourn the meeting at 8:55 p.m.

Made by Member Schultz

FILED SUBJECT TO APPROVAL

Respectfully submitted,



Anne Firlings, Planning Commission Clerk

RECEIVED & FILED
IN WOODBURY, CT

This 8th day of June 2018
at 1:40 o'clock P M
Stefanne Cooper
Asst. Town Clerk