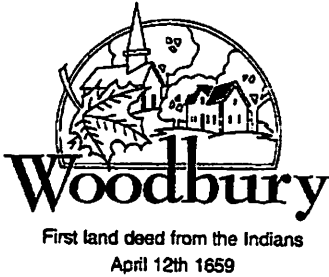


TOWN OF WOODBURY

Zoning Commission

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



MINUTES – JUNE 8, 2021 REGULAR MEETING 7:00 P.M. – SENIOR CENTER, 265 MAIN ST. SOUTH

MEMBERS PRESENT:

Thomas Amatruda, Chairman
Robert Clarke
Ted Tietz
Bob Wilson

ALTERNATES PRESENT:

Elmer Kiessling
Casey Rushin

MEMBERS ABSENT:

Donald Trella

ALTERNATES ABSENT:

Jack Well

ALSO PRESENT: Towns people, applicants and agents

1. REGULAR MEETING

- a) CALL TO ORDER – Chairman Amatruda convened the meeting at 7:01 p.m.
- b) SEATING OF MEMBERS AND ALTERNATES
Seated were Commissioners Amatruda, Clarke, Tietz, Wilson and Alternate Rushin
CONFLICT OF INTEREST (*CGS Section 8-11 & Woodbury Town Charter Section 901*)

2. NEW APPLICATIONS

- a) **21-ZC-2108 / Grew (agent), Lamb (applicant), 346 Main LLC (owner) / 346 Main Street South / Under Sec. 5.1.8 Special Permit to Convert Existing Commercial Portion of Building to be used as (1) Three Bedroom Dwelling and (1) Two Bedroom Dwelling in addition to the Existing Two Bedroom Dwelling / Map 104 / Lots 002A-2 & 003-3 / OH: 8/12/21**

Greg Grew, AIA, agent for the applicant, addressed the Commission. Mr. Barton, the owner of the property is looking to sell the property to the applicant, Mr. Lamb. The owner has not been able to successfully have a commercial establishment at the property. The potential owner, Mr. Lamb is looking to convert the existing commercial portion of the building into two dwelling units for a total of three dwelling units in the building. There would no longer be any commercial portion in the building. Mr. Grew distributed plans to the Commission.

Mr. Grew and the Commission reviewed the plans. The existing two bedroom section will remain the same. The original part of the house that is closest to Main Street will become a three bedroom dwelling. The middle portion of the building will become a two bedroom dwelling.

There is currently a double French door in this section. That door would be changed to a single French door with sidelights. A window would also be added on the south side of the building for this unit. For the front unit, there are two windows on the north side. One window will be replaced with a French door with access to the patio. Each unit will have their own separate outdoor space.

Mr. Grew noted the changes to happen on the second floor interior. The first unit facing Main Street will have three bedrooms and two bathrooms. There is a steep historic staircase toward the front of the house; however a new staircase will be put in another location for daily use. The middle portion will have two bedrooms; two walk in closets and two full baths. The existing unit will stay the same. There is an opening in the basement between the front and middle units which will be closed. The front unit has outside access to the basement. The middle unit has a staircase down to a full living space with a fireplace. The existing unit basement stays the same.

The exterior work will consist of adding a new stone walkway. The stone patios need some repairs, but no changes will be made. There will be no change to the parking area. The applicant is requesting a waiver of the following: Off street parking and loading plan, storm water management plan, lighting plan, landscaping plan, traffic study and soil erosion and sediment control study.

Commissioner Amatruda called for any questions from the Commission. Commissioner Clarke inquired regarding lighting along the stone walkway. There will be three to four lanterns added to the path. Mr. Grew stated that he will add that element to the submitted plans rather than have to do a full lighting plan. Commissioner Tietz inquired about the septic. Mr. Grew stated that currently the site is approved for seven bedrooms and Civil 1 Engineers is assessing the system. Gail McTaggart, Secor, Cassidy and McPartland, agent for the applicant, is requesting that the application be referred to the Planning Commission so as to keep the process moving. Russel Barton, current property owner, stated that he has tried so hard to make the property successful and feels that this is a perfect use.

MOTION:

Chairman Amatruda moved and Commissioner Tietz seconded to refer application *(21-ZC-2108 / Grew (agent), Lamb (applicant), 346 Main LLC (owner) / 346 Main Street South / Under Sec. 5.1.8 Special Permit to Convert Existing Commercial Portion of Building to be used as (1) Three Bedroom Dwelling and (1) Two Bedroom Dwelling in addition to the Existing Two Bedroom Dwelling / Map 104 / Lots 002A-2 & 003-3 / OH: 8/12/21)* to the Planning Commission since the property falls within the Main Street Design district.

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

MOTION:

Chairman Amatruda moved and Commissioner Clarke seconded to schedule a Public Hearing on application *(21-ZC-2108 / Grew (agent), Lamb (applicant), 346 Main LLC (owner) / 346 Main Street South / Under Sec. 5.1.8 Special Permit to Convert Existing Commercial Portion of Building to be used as (1) Three Bedroom Dwelling and (1) Two Bedroom Dwelling in addition to the Existing Two*

Bedroom Dwelling / Map 104 / Lots 002A-2 & 003-3 / OH: 8/12/21) to be held at the July 13, 2021, Zoning Commission meeting.

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

b) 21-ZC-2109 / 506 Main Street South LLC / 506 Main Street South / Special Permit Change of Use of First Floor of Carriage House to Event Space-Catering Hall / Map 103 / Lot 005

Rich Deroschers, applicant, addressed the Commission. The existing carriage house will be converted to an event space to expand the business. There will be no changes to anything outside, just replacing a few doorways. He had gone to the Historic Commission last night. The structure is not changing but will be remodeled. A bathroom and finishing kitchen will be installed. The Commission instructed him to obtain better, to scale plans and drawings. Chairman Amatruda inquired about septic. A whole new septic system needs to be added because of needing a grease trap. Mr. Deroschers showed the septic plan. Commissioner Clarke asked if the application needs to go to the Inlands Wetlands Agency. Mr. Deroschers stated that Town Planner Maryellen Edwards stated he does not. There was discussion regarding the plan.

MOTION:

Chairman Amatruda moved and Commissioner Wilson seconded to refer application *(21-ZC-2109 / 506 Main Street South LLC / 506 Main Street South / Special Permit Change of Use of First Floor of Carriage House to Event Space-Catering Hall / Map 103 / Lot 005)* to the Planning Commission.

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

MOTION:

Chairman Amatruda moved and Commissioner Clarke seconded to schedule a Public Hearing on application *(21-ZC-2109 / 506 Main Street South LLC / 506 Main Street South / Special Permit Change of Use of First Floor of Carriage House to Event Space-Catering Hall / Map 103 / Lot 005)* to be held at the July 13, 2021, Zoning Commission meeting.

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

3. ENFORCEMENT REPORT

There were no enforcement issues at this time.

4. OTHER BUSINESS

There was no other business at this time.

5. REGULATION WORKSHOP

Chairman Amatruda opened the discussion up regarding signage regulations. Chairman Amatruda feels that six square feet is not enough for permanent signs. If the square footage is increased, then it may

help remedy the problem of so many temporary signs. Commissioner Clarke disagreed. He felt that everyone is on the internet and that signage is not what businesses need to help them. Everyone in town knows where places are. Commissioner Wilson disagreed stating that many people come to Litchfield County from out of town and that a portion of commerce comes from signage as people drive by. Chairman Amatruda agreed that when he is in a new place, he looks to signage to see what is available. He would like to see eight to ten square feet allowed. There are many larger signs in town that are grandfathered in, but newer businesses are put at a disadvantage. Discussion also ensued regarding signage directly on buildings.

Discussion continued with Commissioner Clarke stating that he does feel any decision should be arbitrary but rather have reasons behind it based upon a study to ensure consistency. He referenced the current regulations which use a formula from the State based upon the posted speed limit. (Speed limit divided by 10 multiplied by 2 equals total square footage allowed.) Chairman Amatruda asked if that formula is arbitrary. The Commission agreed that Alternate Kiessling would investigate the origin of the State study formula and what is currently used. The idea of a formula being used for directory signage was also discussed. Directory signs are only allowed two square feet.

Alternate Rushin stated that he is actually more concerned about regulating color and style than size. He believes that signage is marketing. Current regulation 13.8 notes that the sign measurement shall include any framed or outlined area. The Commission will inquire to the Land Use office regarding the Middle Quarter signage and what is on record. The discussion concluded with the members being instructed to go around town and take notes and inventory on signage and what temporary signs are out during the week versus the weekend. The objective is to have a more consistent look going down Main Street. Chairman Amatruda also stated he does not want businesses that fail to blame or feel that the town is against them.

6. PRIVILEGE OF THE FLOOR

Kathy Doyle, 35 Washington Road, addressed the Commission. She asked when the Commission was anticipating having the Public Hearing for the new regulations. Chairman Amatruda stated that he is aiming for early fall. Ms. Doyle was also glad to hear the discussion regarding signage. She noted a State study where signage size was based upon the distance of the sign from the street. The Commission noted that is in the current regulations and will remain in the new regulations. She stated that 20 years ago a study was based upon speed and size, but the town didn't fully implement it. She thought that information may still be somewhere and may be useful. She also questions the Supreme Court ruling that said anyone within the same district has to have the same size signage. The MSD district is essentially an overlay district to the HD. She questioned if the Supreme Court ruling takes away the flexibility that the Historic district has. She questioned if one district take precedence over another. Discussion ensued over this matter. She also noted that the allowed material should be considered. She recommended that business owners being able to choose materials that looks like wood but can withstand the elements may be better and not look so run down or cost as much for business owners to maintain. Chairman Amatruda noted that the Zoning Commission does not dictate the material used. The Historic District may dictate the materials able to be used.

7. CORRESPONDENCE

- O&G Industries, Park Road Quarry May complaint log.
A complaint from Mrs. Genebach of 33 Sanford Road was logged and followed up on.

8. CONSIDERATION OF MINUTES

Chairman Amatruda presented for consideration the minutes of the May 25, 2021, Zoning Commission meeting. He called for discussion. There was none.

MOTION:

Chairman Amatruda moved and Commissioner Clarke seconded to approve the minutes of the May 25, 2021, Zoning Commission meeting as presented.

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

9. ADJOURNMENT

MOTION:

To adjourn the meeting at 8:36 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 WOODBURY, CT
Filed 14th day of June 2021
at 11:50 o'clock A M
Guido L. Car...
Town Clerk