

TOWN OF WOODBURY

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

REGULAR MEETING MINUTES

Wednesday, July 11, 2018

7 P.M. Shove Building, 281 Main Street South

MEMBERS PRESENT:

Andrew Chapman
Mary Connolly, Vice Chairman
Ruth Melchiori
David Schultz (via phone)

ALTERNATES PRESENT:

Andrew Heavens
Joann King (arrived at 7:04)
Andrew Lampart

MEMBERS ABSENT:

Katy Sherer, Chairman

ALTERNATES ABSENT:

ALSO PRESENT: Attorney McTaggart, Emily Jones, Scott Parker, Margaret Heminway, Bill Monti, Kathy Doyle, Tom Arras, and other interested members of the public and press.

1) REGULAR MEETING – 7:00 P.M.

A) Call to Order – Vice Chairman Connolly convened the Regular Meeting of the Woodbury Planning Commission at 7:00 p.m. Seated for the meeting were Regular Members Connolly, Chapman, Melchiori and Alternates Heavens and 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.

Vice Chairman Connolly stated that they should re-arrange the agenda to accommodate those present.

MOTION:

To change the order of the agenda to take up Privilege of the Floor after Item (a) of Other Business, then the POCD Discussion and Consideration of Minutes

Made by Member Chapman, Seconded by Alternate Lampart

Vote: 5-0-0 in favor

2) PUBLIC HEARINGS - None

3) PENDING APPLICATIONS - None

4) NEW APPLICATIONS - None

5) REFERRALS

- a) **18-PC-1805 / 83 Main Street South / CPD Energy Corporation / Referral from Zoning Commission (per 5.1.9.A) / Special Permit Change of Use - Remodeling Existing Auto Repair Shop/Gas Station into New Food Mart with Gas Station (Including, but not limited to: Signage, Fencing, Window Replacement, Lighting, Canopy, Parking) / Map 105 / Lot 112**

Attorney Gail McTaggart, Emily Jones and Scott Parker were present. Attorney McTaggart distributed copies of the plans that were given to the Zoning Commission. The application was approved through the Historic District Commission. The existing repair/service station will be replaced with a food mart. A residential apartment is being renovated on the top floor. The change of use will be more conforming. The gas station started in the 1940's. Emily Jones of Civil 1 Engineering described the plans to clean up

and organize the property, making it more attractive. Photos of the current conditions were shown. The footprint of the building is not changing with the exception of the stairway enclosure. They are trying to keep the retro feel. A rendering of what they propose was shown to the Commission. The Historic District Commission had them remove signage from the awning, making the awning narrower and the lighting was changed to be warmer. The sign is a 12' breakaway sign. The height and square footage of the sign has been reduced, quite small for this company. There will be eleven parking spaces and one handicapped with direct access. There will parking for the residence and an enclosed dumpster. The existing shed will be removed adding green space. The fencing is being replaced. Seeding and plantings will improve the attractiveness of the site. There will be two pump islands with four spaces. Lighting will stay within the property line. Warm lighting will be used, illumination will be just under the awning. Most parking and traffic will be in the front of the property. It was reiterated that this is a special permit in front of the Zoning Commission. The regulations require any special permit in the MSD District to get a referral from the Planning Commission. The Commission needs to decide if the application is consistent with the POCD. They are taking a historic property and making it more conforming. The Commission members had no questions and agreed that they felt the application was in conformance with the POCD.

MOTION:

To find that the referral application (*18-PC-1805 / 83 Main Street South / CPD Energy Corporation / Referral from Zoning Commission (per 5.1.9.A) / Special Permit Change of Use - Remodeling Existing Auto Repair Shop/Gas Station into New Food Mart with Gas Station (Including, but not limited to: Signage, Fencing, Window Replacement, Lighting, Canopy, Parking) / Map 105 / Lot 112*) is in conformance with the POCD

Made by Member Chapman, Seconded by Member Melchiori

Vote: 5-0-0 in favor

b) 18-PC-1806 / 506 Main Street South / Hardisty / Referral from Zoning Commission (per 5.1.9.A) / Special Permit Change of Use from Barber Shop to Guest Quarters / Map 105 / Lot 005

Maryellen Edwards spoke on behalf of the applicant. She explained that they are looking to take the area that was once used for antiques and a barber shop and convert that bottom floor to two more guest rooms. The consensus of the Commission was that it seemed in compliance as they were just additional rooms for the existing Inn.

MOTION:

To find that the application (*18-PC-1806 / 506 Main Street South / Hardisty / Referral from Zoning Commission (per 5.1.9.A) / Special Permit Change of Use from Barber Shop and Antiques to Guest Quarters / Map 105 / Lot 005*) is in conformance with the POCD

Made by Alternate Heavens, Seconded by Member Melchiori

Vote: 5-0-0 in favor

c) 18-PC-1807 / 8-3 Referral / Petition for Text Amendment to the Zoning Regulations Planned Residential District

Margaret Heminway was present. It was explained that this is a referral from the Zoning Commission for a text amendment petitioned by an applicant. The Planning Commission needs to determine if the PC Minutes 7/11/18

text is consistent with the POCD. Ms. Heminway explained the history of her father's property and the reasons why she was looking to change the regulations. The concept of her idea was described. She showed the Commission an example of what they would like to develop and distributed copies of the Swiss Army house. If they could be zoned for it, they would like to develop smaller type housing allowing 1, 2 & 3 units for multiple generations to live under one roof. It could be either a starter home or a retirement home. Ms. Heminway expressed that she tried to go through the POCD and draft the text amendment to incorporate what the town is looking for. She referenced several points from the POCD that would be addressed by her amendment. She noted the Elderly Housing Study calls for smaller sized homes and that the Zoning Commission had attempted to address this in their MRD proposal. Alternate Heavens noted that what Ms. Heminway had said had helped him to understand the text a bit better. He felt it read like it was consistent with what the town would like to do. Member Connolly stated she felt it was too broad with the areas where it could go. She felt the fact that it could go anywhere in town did not align with the POCD. Different areas of town have different expectations. It was noted that there are no Design Standards, this makes it difficult for some as there is no guarantee of what could be developed. Maryellen Edwards stated that they have 35 days to respond to the Zoning Commission. The Planning Commission decided to digest the information and wait until the August 1st meeting. With the opinions and information at this meeting, Ms. Heminway could withdraw her petition and draft a new one or continue with the same one. She will decide before the next meeting.

6) OTHER BUSINESS:

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

Attorney McTaggart was present for Attorney Strub. She showed the Commission a new tree plan showing ten trees and the species being used. It was noted that 40 trees had been originally required by the Commission when the subdivision was approved. A memo from the previous Planner, Kathy Castagnetta, was read stating that the subdivision was nicely landscaped. Planning Commission members had visited the subdivision on their own after the last meeting. Member Melchiori stated that there are some beautiful old trees, but one whole side has no trees at all. She felt that 10 trees would not be enough. It was noted that there are several mature trees and shrubs. Sight lines need to be considered. Alternate Lampart showed an area on the plans he felt looked a bit bare. It was agreed that and additional 7 trees (in addition to the 10 on the plan) would be sufficient.

MOTION:

To approve the request for modification of the street tree plan for Aisling Meadows Subdivision, with an additional 7 trees (*17 trees total*).

Made by Member Melchiori, Seconded by Alternate Heavens

Vote: 5-0-0 in favor

7) PRIVILEGE OF THE FLOOR

Bill Monti, 65 Woodbury Hill – Mr. Monti did not agree with the Planning Commission's June 6th decision to approve the Garden Apartment referral. He felt they heard a one-sided view and heard no opposition. He had submitted a letter dated June 29, 2018 and read it for the record. He asked the Commission to reconsider their vote with the additional information he provided. He questioned a list of properties that was submitted to the Zoning Commission by the applicant. Currently there are 24 acres that are subject to the existing GA District. Right now, the plan calls for the possibility of "96 more units." He stated that this text change would make "50 more units subject to Garden Apartments, that's another 200 apartments in the Route 6 corridor from Quassuk Road down to the Southbury line, that's new apartments, 296 new apartments..."

Attorney McTaggart addressed Mr. Monti's request. She noted the statutory process for referrals, the public hearing is with the Zoning Commission. Attorney McTaggart read a response letter that she submitted for correspondence dated July 2, 2018. Reconsideration would not be appropriate as it is just a referral to the Planning Commission for consistency with the POCD. The findings are not subject to public comment and are not appealable. She addressed Mr. Monti's question regarding the property list submitted by Mr. Wolff. Some of the properties were removed from the list as they were in flood zone and wetlands and the odds of developing them were slim. Two parcels above ten acres could put Garden Apartments there as the text reads now. She felt that market rate units in a small scale would work for older and younger people alike.

Bill Monti questioned how Attorney McTaggart received his letter before the Planning Commission received it. Maryellen Edwards responded that it was all public record. He stated that Woodbury Hill is owner occupied and has public water. He questioned market rate vs retirement community. He stated that Roberts Rules of Order say that they can review it and reminded the Commission that 200 more apartments could be added to town.

Vice Chairman Connolly asked the Commission if anyone wished to change their vote (*from the June 6th referral*), the Commission chose not to do so.

9) CORRESPONDENCE

Correspondence was addressed during Privilege of the Floor

OTHER BUSINESS

b) POCD Discussion

It was noted that just 15 people attended the last workshop. The next workshop is scheduled for July 19, 2018 at 6:30 p.m. at the Senior/Community Center. It was agreed that they would get a summary of those results and they could do a final analysis and talk about the findings as a whole. Maryellen Edwards noted that the Conservation Commission is looking to work on the Open Space parts of the POCD. She will touch base with David Taylor to discuss this.

8) CONSIDERATION OF MINUTES – 6/6/18

MOTION:

To approve the minutes of the June 6, 2018 regular meeting as presented.

Made by Member Chapman, Seconded by Member Melchiori

Vote: 3-0-2 in favor (Member Connolly and Alternate Heavens abstained as they were absent at that meeting)

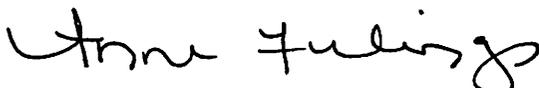
10) ADJOURNMENT

MOTION: To adjourn the meeting at 8:56 p.m.

Made by Member Connolly

FILED SUBJECT TO APPROVAL

Respectfully submitted,



Anne Firlings, Planning Commission Clerk

RECEIVED & FILED
IN WOODBURY, CT

This 13th day of July 20 18
at 10:10 o'clock A M
Suzanne Cooper
ADD: Town Clerk