

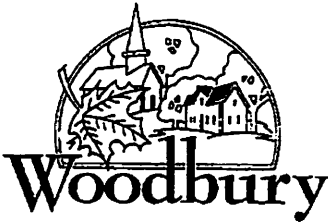
TOWN OF WOODBURY

Zoning Commission

281 Main Street South

Woodbury, Connecticut 06798-0369

(203)263-3467 ~ www.woodburyct.org



First land deed from the Indians
April 12th 1659

MINUTES – JULY 27, 2021 PUBLIC HEARING / REGULAR MEETING 7:00 P.M. – SENIOR CENTER, 265 MAIN ST. SOUTH

MEMBERS PRESENT:

Robert Clarke, Vice Chairman
Ted Tietz
Bob Wilson
Donald Trella (*arrived 7:52 p.m.*)

ALTERNATES PRESENT:

Elmer Kiessling
Jack Well
Casey Rushin

MEMBERS ABSENT:

Thomas Amatruda, Chairman

ALTERNATES ABSENT:

ALSO PRESENT: Applicants and agents

1. REGULAR MEETING

- a) CALL TO ORDER – Vice Chairman Clarke convened the meeting at 7:04 p.m.
- b) SEATING OF MEMBERS AND ALTERNATES
Seated were Commissioners Clarke, Tietz, Wilson and Alternates Kiessling and Well
CONFLICT OF INTEREST (*CGS Section 8-11 & Woodbury Town Charter Section 901*)
- c) CONTINUE REGULAR MEETING AFTER PUBLIC HEARINGS

2. PUBLIC HEARINGS

- 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 / CH: 8/17/21**

1. Greg Grew, Architect for the applicant, addressed the Commission. Mr. Grew submitted the abutter's notices. Vice Chairman Clarke read the legal notice of the Public Hearing published in the paper. Mr. Grew presented new plans to the Commission with minor modifications from the previously submitted plans. Mr. Grew reviewed the revised site plan C-2.1. Currently there is a stone walkway approximately 10 feet wide that will be leveled and reduced to approximately four feet wide. The stones of the existing path will be repurposed for the new one to go around the tree well and connected to the patio. Four new onion style lanterns on six foot poles spaced about 20 feet apart will be added for illumination. The lighting will be 150 watt LED incandescent 2600 lumens, yellow range illumination.

2. There will be a total of 14 parking spots; 12 in the lot and two in the garage. There is no need of handicap spots since the project is for a three family dwelling. The septic design has been submitted to the Health Department. The Pomperaug Health Department is still deciding if the expansion of the septic tank and system needs to be a condition of the Building Permit or if it is sufficient to be proposed for the future if needed. Vice Chairman Clarke inquired of when the decision was to be made. Mr. Grew was not sure. Vice Chairman Clarke feels that the property is residential and questioned why the septic system was not being expanded now. Mr. Grew stated that Civil 1 Engineering explained that since it is not a 50% increase of capacity the 2000 gallon septic system can accommodate seven bedrooms.
3. Mr. Grew reviewed the revised architectural plans. On the main level plan A-2, Mr. Grew noted the changes from the original submitted plan. The new three bedroom dwelling kitchen will be reconfigured and the windows on the south wall will be changed to have two pairs of double hung windows. The windows facing the two bedroom dwelling existing patio will be filled in.
4. On the second level plan A-3, Mr. Grew noted the changes from the original submitted plan. In the two bedroom dwelling, on the south side a third window will be added to the bedroom. A window in the three bedroom dwelling will be filled in and the master bath and new staircase have been slightly reconfigured.
5. The windows on the original 1743 section of the house are all being replaced with wood double hung windows. This has been presented to the Historic Commission. A Public Hearing will be held at the August 2, 2021, meeting. Gail McTaggart, agent for the applicant stated that she has a report from the Planning Commission that voted the project was consistent with the POCD. A copy of the letter from the Planning Commission prior to the decision was submitted for the file. Vice Chairman Clarke read the comment from Kathy Sherer of the Planning Commission finding the project in conformance with the POCD. Ms. McTaggart stated that project provides more diversity in housing types and is now making the property more conforming. Mr. Grew said that by converting the property to residential it seems more appropriate and actually reduces wear and tear on a historic property.
6. The Commissioners asked several questions. It was reiterated that the current dwelling on the property will not have any changes. Vice Chairman Clarke questioned why there was no exterior lighting on the current dwelling. Mr. Grew stated that he missed it and it will be added. There was discussion of the slope and steps on the exterior. Ms. McTaggart noted that the Historic Commission decision is needed prior to a Special Permit being granted.

MOTION:

Vice Chairman Clarke moved and Alternate Well seconded to hold the Public Hearing open 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 / CH: 8/17/21) until the August 10, 2021, Zoning Commission meeting.

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

REGULAR MEETING CONTINUED

3. NEW APPLICATIONS

There were no new applications at this time.

4. PENDING 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 / CH: 8/17/21**

This item was tabled until the August 10, 2021, Zoning Commission meeting.

5. ENFORCEMENT REPORT

- a) **21-ENF-0006 / Taff / 148 Sycamore Avenue / NPV Unpermitted and Occupied Recreational Vehicles / Map 036 / Lot 035**

There was no updated information on this violation at this time. The item was tabled until the Commission receives updated information from either the potential violator or the Town Planner.

Alternate Kiesslering was unseated and Commissioner Trella was seated at 8:04 p.m.

6. OTHER BUSINESS

Chairman Amatruda was supposed to have information sent out to the Commission from the Land Use office regarding the new cannabis legislation. No one had received any information. This matter will be taken up at a future meeting.

7. REGULATION WORKSHOP

There was no discussion of the new Zoning Commission Regulations.

8. PRIVILEGE OF THE FLOOR

There were no comments from the public at this time.

9. CORRESPONDENCE

There was no correspondence to be considered.

10. CONSIDERATION OF MINUTES

Vice Chairman Clarke presented for consideration the minutes of the July 13, 2021, Zoning Commission meeting. He called for discussion. There was none.

MOTION:

Vice Chairman Clarke moved and Commissioner Wilson seconded to approve the minutes of the July 13, 2021, Zoning Commission meeting as presented.

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

11. ADJOURNMENT

MOTION:

To adjourn the meeting at 8:08 p.m.
Made by Vice Chairman Clarke

Respectfully Submitted,

Robyn Wright

Robyn Wright
Clerk for the Zoning Commission

RECEIVED & FILED
IN WOODBURY, CT

This 3rd day of Aug 2021
at 2:25 o'clock P M
Jude A. Clark
Town Clerk

Copies of documents and meeting audio are available at the Land Use Office