



Town of Woodbury Zoning Commission

281 Main Street South
Woodbury, CT 06798
203.263.3467 ▪ www.woodburyct.org

MINUTES – JULY 9, 2024 REGULAR MEETING

7:00 P.M. – SENIOR COMMUNITY CENTER, 265 MAIN STREET SOUTH

MEMBERS PRESENT:

Bob Wilson, Chairman
Robert Clarke
Thomas Amatruda
Ted Tietz
Donald Trella arrived @ 7:20 pm

MEMBERS ABSENT:

None

ALTERNATES PRESENT:

Jack Well
Jake Amorando

ALTERNATES ABSENT:

Casey Rushin

ALSO PRESENT: Town Planner Agresta

1. OPENING OF MEETING

- a) CALL TO ORDER – Chairman Wilson convened the meeting at 7:03 pm.
- b) SEATING OF MEMBERS AND ALTERNATES
Seated were Commissioners Wilson, Clarke, Amatruda, Tietz, and Alternate Amorando.
Alternate Amorando was later unseated and replaced by Commissioner Trella.
- c) CONFLICT OF INTEREST (*CGS Section 8-11 & Woodbury Town Charter Section 901*)

2. DELIBERATIONS / DETERMINATIONS

There were no items to cover at this time.

3. ADMINISTRATIVE

MODIFICATION OF AGENDA – NEW APPLICATIONS:

MOTION:

To modify the agenda to add receipt and consideration of the following new applications:

- 24-ZC-0010 – 67 Washington Avenue / Map 105, Lot 10 / R-40 District & HD#1
- 24-ZC-0011 – 127 Bethlehem Road / Map 14, Lot 11 / OS-100 District

Made by Chairman Wilson, Seconded by Commissioner Clarke

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

Aye: Wilson, Clarke, Amatruda, Tietz, Amorando

Nay: None

Abstain: None

NEW APPLICATIONS:

- **24-ZC-0010 – 67 Washington Avenue / Map 105, Lot 10 / R-40 District & HD#1**

Mr. Ron Wolff, PE presented the Middle School's plans seeking a Special Permit/Site Plan modification to convert the existing temporary gravel parking to the rear of the school into a permanent asphalt paved parking lot, including the paving of the rear gravel fire/emergency access driveway, as well as to connect the site's existing sidewalks with those in the Washington Avenue right-of-way. The other existing parking areas of the site and existing sidewalks are presently being repaved. The proposal also includes the removal of the basketball court near the rear gravel lot, as well as draining improvements with the paving of the gravel lot.

Planner Agresta requested that the new sidewalk on the east side of Washington Avenue be extended to the north and turn along the northern Elementary School driveway to the property line. To which Mr. Wolff noted such could be done.

MOTION:

To waive the public hearing (minor modification to existing Special Permit / Site Plan) and direct staff to prepare a draft approval for consideration at the next meeting regarding 24-ZC-0010 – 67 Washington Avenue / Map 105, Lot 10 / R-40 District & HD#1.

Made by **Chairman Wilson**, Seconded by **Commissioner Clarke**

Vote: 4-1-0 – **Approved** – Motion Passed

Aye: Wilson, Amatruda, Tietz, Amorando

Nay: Clarke

Abstain: None

Member Trella arrived at the meeting at 7:26 pm.

- **24-ZC-0011 – 127 Bethlehem Road / Map 14, Lot 11 / OS-100 District**

Mr. Ron Wolff, PE presented plans the construction of a storage building on property owned by the Watertown Fire District (water utility) consisting of 6.115 acres. The plan is to build a 60' x 80' storage building to support the existing water utility operations, which is permitted subject to a Special Permit. The subject property is located across the street from the well fields and will be used to store pipe, valves, and other water infrastructure parts. Access to the new building would via an improved existing site driveway. The other existing site buildings (a house and detached garage structure) would remain unaltered. A public hearing will be required.

MOTION:

To schedule a public hearing for August 13, 2024, regarding application 24-ZC-0011 – 127 Bethlehem Road / Map 14, Lot 11 / OS-100 District for Special Permit / Site Plan.

Made by **Chairman Wilson**, Seconded by **Commissioner Tietz**

Vote: 4-1-0 – **Approved** – Motion Passed

Aye: Wilson, Amatruda, Tietz, Amorando

Nay: Clarke

Abstain: None

MEETING MINUTES:

- Minutes: June 25, 2024

Chairman Wilson presented the minutes of the June 25, 2024, Zoning Commission meeting for consideration. He called for discussion. There was none.

MOTION:

To approve the minutes of the June 25, 2024, Zoning Commission meeting, as presented.

Made by **Chairman Wilson**, Seconded by **Commissioner Clarke**

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

Aye: Wilson, Clarke, Amatruda, Tietz, Amorando

Nay: None

Abstain: None

Member Trella was seated, unseating Alternate Amorando

4. **PRIVILEGE OF THE FLOOR**

John Pittari – New Morning Market

Mt. Pittari discussed with the Commission his intentions for the installation of a generator, the location for which involves several “reserve” parking spaces and a utility easement. Planner Agresta showed a map of the site and the location for the proposed generator, noting the existing utility easement and location of the reserve parking spaces. Planner Agresta suggested that the reserve spaces be shifted forward on the plan. The Commission suggested that an application be submitted, and that the applicant should follow the direction of staff.

5. **CORRESPONDENCE**

MODIFICATION OF AGENDA – O&G QUARTELY REPORTS:

MOTION:

To modify the agenda to add for discussion with O&G Industries, Inc. representative Richard Warren the following:

- Second Quarter Report for Parks Road Quarry
- Second Quarter Report for Stiles Road Quarry
- Letters requesting scheduling of mid-year site inspections of Park Road and Stiles Road Quarries

Made by **Chairman Wilson**, Seconded by **Commissioner Clarke**

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

Aye: Wilson, Clarke, Amatruda, Tietz, Trella

Nay: None

Abstain: None

- **O&G Quarterly Reports for Stiles and Park Road Quarries**

Mr. Warren summarized the quarterly reports, noting quarry blast complaints, traffic issues, neighbor calls and complaints and their resolve. The Commission inquired about the truck numbers for Park Road Quarry given the reduction for the year compared to last year, to which Mr. Warren explained that last year’s numbers were attributed substantially to an Oxford Airport project.

- **Mid-Year Site Inspections for Stiles and Park Road Quarries**

The Commission also discussed the scheduling of mid-year site inspections.

MOTION:

To schedule mid-year site inspections of Park Road and Stiles Road O&G Industries, Inc. quarries on September 17, 2024, beginning at Stiles Road Quarry at 5:30 PM, followed thereafter at Park Road Quarry.

Made by **Chairman Wilson**, Seconded by **Commissioner Clarke**

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

Aye: Wilson, Clarke, Amatruda, Tietz, Trella

Nay: None

Abstain: None

- **Pullman & Comley: Radiant Meadows Solar – Fawn Meadow Lane**

Greenskies Clean Energy, LLC is proposing a utility scale solar project before the CT Siting Council. The proposed would cover approximately 10 acres. The property consists of the lots of the expired Phase 2 of the Fawn Meadows Subdivision. The CT Siting Council has full authority to oversee this project and may take anywhere between 8-18 months to complete the process. Chairman Wilson requested that staff keep the Commission apprised of details and if a public hearing is scheduled.

6. **DRAFT ZONING REGULATIONS WORK SESSION**

Chairman Wilson began the work session continuing in Section 11 Site Development & Landscape Standards.

11.8 Landscaping

- **Subsections A through O**

Several edits were discussed and made to the draft by the Commission.

7. **ADJOURNMENT**

MOTION:

To adjourn the meeting at 9:12 pm

Made by Chairman Wilson.

Respectfully Submitted,

Jennifer Murphy

Substitute Clerk for the Zoning Commission

RECEIVED & FILED
IN WOODBURY, CT

This 17th day of July 2024

at 2:28 o'clock PM

Maria M. W. W.
Town Clerk