



Town of Woodbury Zoning Commission

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

**MINUTES – AUGUST 23, 2022
REGULAR MEETING
7:00 P.M. – SENIOR CENTER, 265 MAIN ST. SOUTH**

MEMBERS PRESENT:

Robert Clarke, Chairman
Bob Wilson
Donald Trella (*arrived 7:04 p.m.*)
Thomas Amatruda
Ted Tietz

MEMBERS ABSENT:

ALTERNATES PRESENT:

Jack Well
Casey Rushin
Elmer Kiessling

ALTERNATES ABSENT:

ALSO PRESENT: Town Planner Will Agresta, Townspeople

1. OPENING OF MEETING

- a) CALL TO ORDER – Chairman Clarke convened the meeting at 7:00 p.m.
- b) SEATING OF MEMBERS AND ALTERNATES
Seated were Commissioners Clarke, Amatruda, Tietz, Wilson and Alternate Kiessling
CONFLICT OF INTEREST (*CGS Section 8-11 & Woodbury Town Charter Section 901*)

2. PUBLIC HEARINGS

- 22-ZC-0014 – Washington Road / Map 54, Lot 19 / OS-100 District
Special Permit per Zoning §4.3.4 for “nursery or landscape service” related to the field storage of trees and shrubs associated with landscaping design business. Red House Farms, Carlyn Harris & Evan Hard (applicant), Michael Lang (owner)

Alternate Kiessling was unseated and Commissioner Trella was seated at 7:04 p.m.

The applicant was not present. Chairman Clarke moved to table the item.

MOTION:

To table application (22-ZC-0014 – Washington Road / Map 54, Lot 19 / OS-100 District) due to the absence of the applicant.

Made by Chairman Clarke, Seconded by Commissioner Wilson

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

Ayes: Clarke, Amatruda, Wilson, Tietz, Trella
Nays: None
Abstain: None

Several neighbors were present for the Public Hearing and questioned the proceedings. It was explained that since the applicant was not present and able to respond, due process dictates that the public is not able to be heard. The neighbors were upset. They also complained that they were not notified. Town Planner Agresta pulled up the map and indicated all property owners that should have been notified. The residents of 505 Washington Road realized they were not notified since they recently bought the property and the assessor’s information had not been updated yet. The notice went to the previous owner.

Commissioner Amatruda inquired if the applicants had another enforcement issue open. Town Planner Agresta explained that there is an enforcement issue open and they are complying. Discussion ensued with the Commission as to when to reschedule this application since the next meeting has a full agenda.

MOTION:

To take up application (22-ZC-0014 – Washington Road / Map 54, Lot 19 / OS-100 District) and schedule the Public Hearing for the September 27, 2022, meeting.

Made by Commissioner Amatruda, Seconded by Commissioner Tietz
Vote: 5-0-0 – Approved – Motion Passed
Ayes: Clarke, Amatruda, Wilson, Tietz, Trella
Nays: None
Abstain: None

3. PENDING APPLICATIONS

There were no pending applications at this time.

4. NEW APPLICATIONS

There were no new applications at this time.

5. ENFORCEMENT

- a) 22-ENF-0012 – 51 Carmel Hill Road / Map 58, Lot 1E-3 / OS-100 / Loretta Riddle
Unauthorized installation and use of an Accessory Apartment absent permits
NVP sent 6/9/22

Ms. Riddle, owner, addressed the Commission. Ms. Riddle explained that it has come to her attention that the accessory apartment on the property is not properly permitted. She was under the impression that it had been when she purchased the property. She is in process of selling the property. The potential buyer has made it part of the conditions of sale that he will take up the permitting process. The real estate closing is scheduled for September 2, 2022. Ms. Riddle is

looking for direction on how to rectify and if the potential buyer can handle the process. After extensive discussion, the Commission recommended for Ms. Riddle to file an application for a Zoning Permit first thing tomorrow and the Land Use office will try to settle it promptly, hopefully before the scheduled closing.

MOTION:

To table Enforcement item (22-ENF-0012 – 51 Carmel Hill Road / Map 58, Lot 1E-3 / OS-100 / Loretta Riddle) until the next meeting.

Made by Chairman Clarke, Seconded by Commissioner Trella

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

Ayes: Clarke, Amatruda, Wilson, Tietz, Trella

Nays: None

Abstain: None

- b) 22-ENF-0001 – 466 Flanders Road / Map 94, Lot 16-A / OS-100 / Chris Teixeira
Unauthorized land filling; and unauthorized parking and storage of commercial vehicle.
NPV sent 12/28/21 - Pending Inland Wetlands Approval**

Town Planner Agresta informed the Commission that the issue was taken up at the recent IWA meeting with his engineering plan. However, there is a new issue of a third dike crossing on wetlands. The violation needs to be updated and another site visit done. The Commission will continue to wait on the resolution from the IWA.

MOTION:

To table Enforcement item (22-ENF-0001 – 466 Flanders Road / Map 94, Lot 16-A / OS-100 / Chris Teixeira) until the next meeting.

Made by Chairman Clarke, Seconded by Commissioner Trella

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

Ayes: Clarke, Amatruda, Wilson, Tietz, Trella

Nays: None

Abstain: None

- c) 21-ENF-0009 – 437 Sherman Hill Road / Map 4, Lot 8A / OS-100 / Tumer Eren
Unauthorized structures. NPV sent 12/07/21 – Pending resolve of Phase II
ZBA Variances Granted 08/15/22**

The applicant received four variances from the ZBA on August 15, 2022. Two variances were for yard setbacks; one for non-conforming floor area; one for building coverage. This item should come back before the Zoning Commission now for the final approval for the structures.

MOTION:

To table Enforcement item (21-ENF-0009 – 437 Sherman Hill Road / Map 4, Lot 8A / OS-100 / Tumer Eren) until the September 27, 2022, meeting.

Made by Chairman Clarke, Seconded by Commissioner Tietz

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

Ayes: Clarke, Amatruda, Wilson, Tietz, Trella
Nays: None
Abstain: None

- d) **22-ENF-0008 – 319 Main Street South / Map 104, Lot 091 / MSD / Lance & Christine Conducting a retail business absent a Zoning Permit and display of a free-standing sign absent a required Zoning (Sign) Permit. NV-C&D sent 07/07/22 – HDC Hearing 09/12/22**

Town Planner Agresta stated that they are awaiting sign approval from the HDC which meets on September 12, 2022. It will then come before the Zoning Commission for approval.

MOTION:

To table Enforcement item (22-ENF-0008 – 319 Main Street South / Map 104, Lot 091 / MSD / Lance & Christine)

Made by Chairman Clarke, Seconded by Commissioner Trella
Vote: 5-0-0 – Approved – Motion Passed
Ayes: Clarke, Amatruda, Wilson, Tietz, Trella
Nays: None
Abstain: None

6. DELIBERATIONS / DETERMINATIONS

There were no determinations to be made at this time.

7. MEETING MINUTES

Chairman Clarke presented for consideration the minutes of the July 26, 2022, Zoning Commission meeting. He called for discussion. There was none.

MOTION:

To approve the minutes of the July 26, 2022, Zoning Commission meeting as presented.

Made by Chairman Clarke, Seconded by Commissioner Wilson
Vote: 5-0-0 – Approved – Motion Passed
Ayes: Clarke, Amatruda, Wilson, Tietz, Trella
Nays: None
Abstain: None

8. OTHER BUSINESS

Town Planner Agresta presented to the Commission the Annual Report for the Zoning Commission. The report needs to be submitted by the end of the week. Chairman Clarke wanted to look over the report more closely before commenting on it.

9. PRIVILEGE OF THE FLOOR

Alternate Rushin inquired about where the discussion of new regulations is at. Town Planner Agresta stated that he is trying to go through what was covered before he came to the position as Town Planner. The Commission agreed that it would be a good idea to review any items and then finish with the signage regulations.

Chairman Clarke reviewed the upcoming meetings scheduled.

10. CORRESPONDENCE

There was no correspondence for consideration.

11. ADJOURNMENT

MOTION:

To adjourn the meeting at 7:45 p.m.

Made by Chairman Clarke

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
This 26th day of August 2022
at 8:45 o'clock
[Signature]
Town Clerk