



Town of Woodbury

Zoning Commission

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

MINUTES – AUGUST 8, 2023
REGULAR MEETING
7:00 P.M. – SENIOR CENTER, 265 MAIN ST. SOUTH

MEMBERS PRESENT:

Bob Wilson, Chairman
Robert Clarke
Thomas Amatruda
Ted Tietz

ALTERNATES PRESENT:

Jack Well
Casey Rushin

MEMBERS ABSENT:

Donald Trella

ALTERNATES ABSENT:

Elmer Kiessling

ALSO PRESENT: Town Planner Will Agresta, Applicants and agents

1. OPENING OF MEETING

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

2. PUBLIC HEARINGS

- **23-ZC-0014 – 48 North Forty Road / Map 52, Lot 27-6 / OS-60 District**
Special Permit/Site Plan per Zoning §3.4.8 to permit the administrative operations and activities of an Instructional, Philanthropic and/or Charitable Institution “Hammers & Heroes Therapeutic Blacksmithing” (Hammers and Heroes Inc., EIN 84-4737718 Non-Profit 501(c)3 Organization). Hammers and Heroes Inc (applicant), 48 North Forty Road LLC (applicant/owner). *Reconvened from 07/11/23 – CH by 08/15/23*

Joe Santos, applicant, addressed the Commission. Mr. Santos explained the application is for a therapeutic forging program for veterans and first responders. The sessions are done on an as needed basis in the privacy of his yard. He averages having sessions two times a month for three to four hours each with about three to four people. The activity rarely occurs on weekends, but there is a possibility. He wants to be available for when people have the need. He has filled out the application with hours of Monday thru Saturday, between the hours of 9:00 a.m. to 5:00 p.m.

Chairman Wilson called for any questions from the Commission. Commissioner Clarke inquired about the hours. Mr. Santos explained he filled out the application as he did so there wouldn't be any issues with time of operation. Sometimes on Mondays Home of the Brave in Bridgeport will bring a few people up. Chairman Wilson inquired if there is already blacksmithing occurring on the property. Mr. Santos explained that as a farrier, he has been forging on the property for approximately nine years. Commissioner Rushin inquired if he wanted to list Sundays on the application. Mr. Santos responded that he has made the personal choice to not do work on Sunday. Chairman Wilson called for questions or comments from the public. There were none.

MOTION:

To close the Public Hearing on application (23-ZC-0014 – 48 North Forty Road / Map 52, Lot 27-6 / OS-60 District) and prepare the application for deliberation

Made by Chairman Wilson, Seconded by Commissioner Clarke

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

Ayes: Wilson, Tietz, Clarke, Amatruda, Rushin

Nays: None

Abstain: None

3. PENDING AND NEW APPLICATIONS

- **O & G Industries, Inc. – Park Road and Stiles Road Quarries**

Commissioner Tietz was unseated and Alternate Well was seated at 7:11 p.m.

Richard Warren, agent for O & G Industries, addressed the Commission. Mr. Warren began by reviewing the Second Quarter Compliance Report for the Stiles Road Quarry. There were no complaints. The Commission and Mr. Warren went over the blasting log where there was a single reading spike documented at 102% of the Woodbury regulations. The quarry spoke with the nearest homeowner and there was no damage. The homeowner stated he was not concerned with a single blast but would be with patterns of excessive blasts. Commissioner Amatruda confirmed on the map where the blast areas were. The Commission expressed concern for the public with the high vibrations. Mr. Warren stated that while they take those concerns seriously, he wanted it noted for the record that Woodbury's regulations are very stringent in comparison with the US Bureau of Mines whose guidelines the vibrations fall within. Therefore, he does not believe there is any risk of damage to the public.

Commissioner Well noted he is concerned for the use of Bacon Pond Road and Quassuk Road by independent drivers. Mr. Warren stated that they have emailed all the hired haulers about resident concerns regarding truck routes and jake brakes. Mr. Warren continued with the review of the Second Quarter Compliance Report for the Park Road Quarry. There were two complaints of truck traffic reported for the quarter. The quarry spoke to Oxford Airport, who is the main customer hauling, and asked for them to split the trucks between Park Road and Middle Quarter routes. The neighbors appreciated the efforts and noted that traffic had improved.

MOTION:

To schedule a site walk of the Stiles Road and Park Road quarries for September 19, 2023, at 5:30 p.m.

Made by Chairman Wilson, Seconded by Alternate Rushin

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

Ayes: Wilson, Amatruda, Clarke, Rushin, Well

Nays: None

Abstain: None

Alternate Well was unseated and Commissioner Tietz was seated

MOTION:

To adjust the agenda to cover Privilege of the Floor at this time.

Made by Chairman Wilson, Seconded by Alternate Rushin

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

Ayes: Wilson, Amatruda, Clarke, Rushin, Tietz

Nays: None

Abstain: None

4. PRIVILEGE OF THE FLOOR

There were no comments from the public.

5. ENFORCEMENT

There were no Enforcement items to consider.

6. DELIBERATIONS / DETERMINATIONS

There were no items to consider at this time.

7. ADMINISTRATIVE

Chairman Wilson presented for consideration the minutes of the July 25, 2023, Zoning Commission meeting. He called for discussion. There was none.

MOTION:

To approve the minutes of the July 25, 2023, Zoning Commission meeting as presented.

Made by Commissioner Clarke, Seconded by Chairman Wilson

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

Ayes: Wilson, Amatruda, Clarke, Tietz

Nays: None

Abstain: Rushin

8. DRAFT ZONING REGULATIONS WORK SESSION

Chairman Wilson began the workshop by opening discussion on the review of **Section 1. General Provisions** revisions.

1.3.5 **Lots adjacent to a More Restrictive District**

This will be removed.

1.3.6 **Lots in More than One District**

This is still pending Town Attorney input

1.4.4 **Nonconforming Uses**

Section C revisions were considered. Town Planner Agresta feels that this could be a legislative issue. He is awaiting input from the Town Attorney. Discussion ensued if the ZBA should handle all nonconforming uses. Chairman Wilson will reach out to the ZBA to see how they feel this should be handled.

Section 1 is complete other than the two items that are still pending.

- **Section 13.2.E Temporary Signs**

The Commission discussed temporary and political signs. The consensus was to say nothing in regards to political signs. If the sign is too large or up for too long, then enforcement can be used regardless of the message. Discussion also included pre-permanent building signs, tent signs, pop-up store signs and the table provided.

- **Article IV – Procedures and Administration**

Section 15. Application Procedures and Action

Town Planner Agresta explained that there is so much revision to this section since items were moved around within sections. Also, much of the code is provided by the Connecticut General Statutes and will not change.

15.1.1 Pre-Application Review

The consensus was to accept the recommendations.

15.1.2 Applications

A.1-A.7- Application Submissions

Chairman Wilson inquired about fees waived for non-profit. Town Planner Agresta explained that will be covered in fee schedules and he recommends leaving it as to decide on an as needed basis. Commissioner Amatruda asked about limited the paper plans submitted to the Commissioners. Some commissioners like digital, some like paper. The consensus was to leave as is.

B.1-B6 – Special Permit

The Commission would like B.1 and B.2 reworked and edited. Minor edits were made to the remaining points. The Commission was advised to bring review and bring these materials to the next meeting.

9. CORRESPONDENCE

Town Planner Agresta noted that NVCOG is holding Land Use Commissioner Training on two dates. The first one will be held Thursday, September 21, 2023, from 9:30 a.m. to 3:00 p.m. at the Ansonia Senior Center. The second one will be held Saturday, September 30, 2023, from 9:30 a.m. to 3:00 p.m. at the Waterbury City Hall. Both sessions are free of charge to members, but registration is needed.

10. ADJOURNMENT

MOTION:

To adjourn the meeting at 8:59 p.m.
Made by Chairman Wilson

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 WOODSBURY, CT
This 10th day of August 2023
at 9:30 o'clock PM
[Signature]
Town Clerk