



# Town of Woodbury Zoning Commission

281 Main Street South  
Woodbury, CT 06798  
203.263.3467 ▪ [www.woodburyct.org](http://www.woodburyct.org)

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## MINUTES – SEPTEMBER 10, 2024 REGULAR MEETING 7:00 P.M. – SENIOR CENTER, 265 MAIN ST. SOUTH

### MEMBERS PRESENT:

Bob Wilson, Chairman  
Thomas Amatruda  
Ted Tietz  
Donald Trella (*arrived at 7:23 p.m.*)

### ALTERNATES PRESENT:

Jake Amorando  
Casey Rushin (*arrived 8:04 p.m.*)

### MEMBERS ABSENT:

Robert Clarke

### ALTERNATES ABSENT:

Jack Well

**ALSO PRESENT:** Town Planner Will Agresta (*arrived 7:25 p.m.*)

### 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 Amatruda, Tietz, Wilson and Alternate Amorando  
CONFLICT OF INTEREST (*CGS Section 8-11 & Woodbury Town Charter Section 901*)

### 2. ADMINISTRATIVE

Chairman Wilson presented the minutes of the August 27, 2024, Zoning Commission meeting for consideration. He called for discussion. There was some regarding 2:1 slopes.

### MOTION:

To approve the minutes of the August 27, 2024, Zoning Commission meeting as presented.

Made by Chairman Wilson, Seconded by Commissioner Tietz

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

Ayes: Wilson, Amatruda, Tietz, Amorando

Nays: None

Abstain: None

Chairman Wilson reminded staff of his request to find other properties that the text amendment for application 24-ZC-0014 would apply to.

Chairman Wilson wanted the Commissioners to look at the public comment letter that was emailed on September 6, 2024, from the Land Use office regarding the parking at 297 / 299 Main Street South. The letter will be considered during the Public Hearing to be held on September 24, 2024.

### **3. PRIVILEGE OF THE FLOOR**

Clerk Robyn Wright addressed the Commission. Ms. Wright wanted to bring to the Commission's attention the matter of the proposed solar farm. She mentioned how the Conservation Commission is looking to make a statement to the Siting Council in hopes of influencing the conditions on the project. The hope is that the Inland Wetlands Agency and the Zoning Commission might also have some input. The consensus was for the staff to draft a letter to the Siting Council hoping that all setback and screening practices from the regulations would be put into effect for this project. They hope to vote and sign the letter at the next meeting.

### **4. CORRESPONDENCE**

There was no correspondence to cover.

### **5. DRAFT ZONING REGULATIONS WORK SESSION**

*Commissioner Trella was seated at 7:23 p.m.*

Chairman Wilson opened discussion of the regulation workshop with Section 11.4.A Site Grading regarding the steepness of earth slopes. Commissioner Tietz questioned why this was changed from a 2:1 to a 3:1 slope. Discussion commenced. Town Planner Agresta pointed out that in previous minutes the Commission had agreed to change it. The consensus now was to keep it as is at 2:1.

#### **Section 12. Off-Street Parking & Loading Standards**

##### **12.1 Purpose and Intent**

- **12.1.A&B:** No changes made

##### **12.2 General Requirements**

- **12.2.A-C:** No changes made
- **12.2.D:** Remove "on a 24 hour basis"
- **12.2.E&F:** No changes made

##### **12.3 Off-street Parking Requirements**

- **12.3.1:** No changes made

The Commission decided upon looking over the table that it was best to cover section 12.4 first. Town Planner Agresta stated that he had arrived at the numbers on the table based on information from Fitzgerald & Halliday parking studies, what he inherited from the town, and his own experience. He explained that the Town is covered legally with the minimums and the section 12.4 alternatives.

**12.4 Alternative Off-Street Parking & Loading**

**12.4.1 Joint Parking and/or Loading** (Agreement to share two different lots)

- 12.4.1.A-F: No changes made

**12.4.2 Shared Parking and/or Loading** (Multiple tenants on the same lot)

- 12.4.2.A: No changes made
- 12.4.2.B: Remove this item

**12.4.3 Reduced Parking and/or Loading**

- 12.4.3.A-C: No changes made

**12.4.4 Deferred Parking and/or Loading**

- 12.4.4.A-H: Use the word “deferred” throughout these items. Minor grammatical changes

**12.4.5 Changes Affecting Approved Alternate Parking and/or Loading**

No changes made

**MOTION:**

To table the Draft Zoning Regulations Work Session

Made by Chairman Wilson, Seconded by Commissioner Tietz

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

Ayes: Wilson, Amatruda, Tietz, Amorando, Trella

Nays: None

Abstain: None

The Commission was reminded of the O&G site walk to take place on September 17, 2024, at 5:30 p.m., starting at the Stiles Road quarry.

Commissioner Amatruda stated that he heard the Woodbury Ski resort might have been sold to have a residence. There was a brief discussion.

**6. ADJOURNMENT**

**MOTION:**

To adjourn the meeting at 8:27 p.m.

Made by Chairman Wilson

Respectfully Submitted,

*Robyn Wright*

Robyn Wright  
Clerk for the Zoning Commission

RESOLVED & FILED  
IN WOODBURY, CT

THIS 12<sup>th</sup> day of Sept 2024  
at 5:51 o'clock P.M.  
*Maria M. Mercini*  
Town Clerk

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