



# TOWN OF WOODBURY

## Planning Commission

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**UNAPPROVED DRAFT MINUTES – NOT YET APPROVED BY COMMISSION**

### MINUTES PUBLIC HEARING/REGULAR MEETING WEDNESDAY, JANUARY 6, 2010

**7:30 P.M.**

**TOWN ANNEX**

#### **MEMBERS PRESENT:**

Andy Peklo  
Bob Travers  
Jane Sandulli  
Mary Connolly  
Eileen Denver

#### **ALTERNATES ABSENT:**

Linda Carlson  
Tom Amatruda

**ALSO PRESENT:** Catherine Adsitt, Bill Scanlan, Jerry Stomski, Adele Taylor, Geoff Whan, Duncan McDougall, Martin Overton, Tim Drakeley, Joe Donato, Wayne Wood, Sharon Sherman, members of the press, and other interested residents.

#### **ELECTION OF OFFICERS**

The Nominating Committee, including Jane Sandulli, Mary Connolly, and Eileen Denver, nominated Andrew Peklo as Chairperson, and Robert Travers as Vice-Chairperson of the Woodbury Planning Commission for the year 2010.

#### **MOTION:**

To nominate Andrew Peklo as Chairperson, and Robert Travers as Vice-Chairperson of the Woodbury Planning Commission for the year 2010.

Made by Sandulli, seconded by Denver.

Vote 3-0 in favor.

#### **PUBLIC HEARING**

##### **a. Plan of Conservation and Development**

Chr. Peklo reconvened the public hearing at 7:30 p.m. Seated were Commissioners Peklo, Travers, Sandulli, Connolly, and Denver. Reference was made to Section 8-21, Connecticut General Statutes, and Section 901 of the Woodbury Town Charter, Conflict of Interest.

Chr. Peklo stated the public hearing was continued to allow the new Board of Selectmen time to discuss the plan at their Board of Selectmen meeting. First Selectman, Jerry Stomski, and Selectwoman, Barbara Perkinson, submitted comments and recommendations.

PC/1/6/10

Chr. Peklo stated that as requested in an email by Martin Overton, Chairperson of the Woodbury Zoning Commission, sewers will not be included in the plan.

Woodbury resident Adele Taylor asked that the comments submitted by the Selectmen be read. Chr. Peklo read the letters from Mr. Stomski and Mrs. Perkinson, whose only concerns also included the sewers. Mrs. Perkinson also commented that the agency charts included in the plan are a great idea to allow commissions and committees to know what in the plan they are responsible for. Mrs. Perkinson also asked if the issue of Transylvania Road being used as a truck route is being addressed. Martin Overton stated he spoke to Bill Scanlan about his concerns regarding this issue. Chr. Peklo stated he would look into the issue.

Adele Taylor asked if the plan would be approved by a Town Meeting. Chr. Peklo explained that the Planning Commission will have a work session with Bill Scanlan to incorporate all comments, and that once the plan is finalized by the Planning Commission, the Planning Commission would then adopt the plan. Chr. Peklo stated that the public has an opportunity to offer recommendations at the public hearing. Mrs. Taylor felt it would be good to say that the Town endorsed the plan through a Town Meeting, noting that she feels the plan deserves more publicity, and it would also encourage residents to read the plan.

Resident Geoff Whan asked if the current document will now have the additional changes made to it. Mr. Scanlan said once the Planning Commission approves the changes, the changes would be incorporated into the final document.

Resident Dick Leavenworth wished to clarify that in the Open Space section of the plan that the word "protected" is used and that there are two areas of open space that are not protected, the water company and Orenaug Park. Mr. Scanlan said he would remove the word "protected."

Martin Overton stated that he feels in the Transportation section of the plan, the removal of overhead utility lines, which he supports, needs stronger language and a set schedule of when it would be done. Mr. Overton said it is an expensive task, and because Main Street is owned the State of CT, it would be an involved process.

Adele Taylor asked if the Town has input with the siting councils for cell towers. Chr. Peklo stated that the Town does not have any input. Martin Overton stated that essentially the Town cannot instruct the siting council, but the Zoning Commission can control things such as the access road and buffer, and that the siting council seems willing to take recommendations.

Resident Tim Drakeley felt that the industrial side of the plan should be eased up on, stating that the more stringent it is made, the harder it is to bring business to Woodbury. Mr. Drakeley felt that sewers would be good in the Main Street Design District, stating it would allow more businesses to expand. Mr. Drakeley said the plan is important to keep the looks of Woodbury historic and to control signage.

Mr. Leavenworth stated it is highly important to preserve the rural character of Woodbury, while maintaining our quality of life and real estate values. Mr. Leavenworth said he would caution that "green" issues not be done away with as there are ways to achieve them.

PC/1/6/10

A 6-month new resident to the town stated that she and her husband chose Woodbury because they liked the quaint aspect and chose to pay more to live here, and stated that while bringing business to town is great, what type of business should be limited.

Mr. Drakeley said that businesses are controlled by State, Planning, and Zoning regulations, and he feels we don't need another layer of rules.

Resident Wayne Wood stated that he is on the Pomperaug District Health Department board, representing Woodbury, and feels that sewers would increase the handling capacity in town.

Resident Joe Donato and the owner of Woodbury Farm Market, said he would like to be able to have temporary green houses for his business.

Resident Duncan McDougall stated he was on the Sewer Avoidance Committee. Chr. Peklo said the Commission already agreed to remove sewers from the plan. Mr. McDougall submitted a letter that included his suggestions to be made to the plan. Chr. Peklo said the Commission would review his document.

Adele Taylor commented on Flanders Nature Center and Land Trust, stating that they are responsible for 2000 acres of land, primarily in Woodbury, consisting of 39 different parcels. Mrs. Taylor said each parcel is assigned a monitor, who then submits a report.

Resident Sharon Sherman stated that she is on the Commission for the Elderly and said they have done a survey and that elderly housing is needed in Woodbury, although she is not sure how it would be done. Mrs. Sherman said as people age we want to see them be able to stay in Woodbury and that is pleased to see it addressed in the plan.

There were no additional comments or correspondence submitted. The Commission agreed to close the public hearing.

**MOTION:**

To close the public hearing at 8:15 p.m. for the Plan of Conservation and Development.

Made by Travers, seconded by Sandulli.

Vote 5-0 in favor.

**1. Regular Meeting**

Chr. Peklo convened the Regular Meeting of the Woodbury Planning Commission at 8:20 p.m. Seated were Commissioners Peklo, Travers, Sandulli, Connolly, and Denver.

**2. Pending Applications**

None

**3. Plan of Conservation and Development**

Bill Scanlan said he would forward a completed final draft of the plan to Commissioners for their review. Chr. Peklo said a work session would be held at the next meeting.

#### 4. Other Business

a. **04-PC-4013/Trofa Enterprises/Healy/Church Hill Road & Orchard Avenue/Request for 5-Year Extension of Subdivision Approval (Tax Assessor's Map 029/Lot 018)**

A representative for Mr. Trofa stated that a 5-year extension was requested on March 5, 2009, but there was no evidence in minutes that the extension was granted. A new letter requesting the 5-year extension was submitted on December 4, 2009. The Commission agreed to issue the 5-year extension.

**MOTION:**

To grant the extension of subdivision approval with respect to the subdivision on Church Hill Road and Orchard Avenue for a period of five years pursuant to Section 8-2c(b) of the Connecticut General Statutes. (Tax Assessor's Map 29/Lots 17 & 18)

Made by Sandulli, seconded by Connolly.

Vote 5-0 in favor.

b. **Rosenberg Award**

The Commission read and reviewed the nomination letters and chose a recipient. Chr. Peklo will call the recipient to inform them of their award, which will be presented at a reception prior to the Planning Commission's February 3, 2010, meeting.

#### 5. New Applications

a. **10-PC-1001/Mackey/Giordano/Mill Road/2-Lot Subdivision (Tax Assessor's Map 010/Lot 045)**

Gary Giordano was present for the application. Mr. Giordano stated he is asking for 3 waivers. One waiver is for a fee in lieu of open space. Mr. Giordano said the applicant has asked if he could use his own appraiser. Chr. Peklo said it is requested that the appraiser the Commission recommended be used.

Another waiver was to waive the public hearing. The Commission would not grant that waiver.

The last was to waive the hydrology report. The Commission also denied that waiver as the Commission is sensitive to drainage issues.

The Commission agreed to accept the application, refer it to the appropriate town land use professionals, and schedule a public hearing for February 3, 2010.

**MOTION:**

To accept the application and schedule a public hearing for Application 10-PC-1001 submitted by Mackey and Giordano for a 2-lot subdivision on Mill Road on Wednesday, February 3, 2010, at 7:30 p.m. in the Town Annex Conference Room. (Tax Assessor's Map 010/Lot 045)

Made by Travers, seconded by Connolly.

Vote 5-0 in favor.

## 6. Referrals

None

## 7. Privilege of the Floor

No one spoke at this time.

## 8. Consideration of Minutes

Regular Meeting – December 2, 2009

The following change was made:

Page 3, Para. 4 – Should read: “Chr. Peklo suggested that the **alternate** driveway be shown on the plan **to prove** that it could be done.”

### **MOTION:**

To approve the minutes of the Wednesday, December 2, 2009, Regular Meeting of the Woodbury Planning Commission, as amended.

Made by Travers, seconded by Denver.

Vote 4-0-1 in favor. (Sandulli abstained due to her absence at the meeting)

## 9. Correspondence

-Chr. Peklo informed the Commissioners of available seminars. Town Planner, Catherine Adsitt, encourage Commissioners to attend.

-Chr. Peklo read a letter from the Regional Planning Commission, of their recommendations for revisions to the Zoning Commission Regulations.

-Chr. Peklo read a letter from the Pomperaug River Watershed Coalition regarding a program on fish habitat being held on January 13, 2010.

## 10. Adjournment

### **MOTION:**

To adjourn the meeting at 9 p.m.

Made by Travers.

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Karen Blanchet, Clerk