



TOWN OF WOODBURY

Planning Commission

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MINUTES PUBLIC HEARING/REGULAR MEETING WEDNESDAY, FEBRUARY 17, 2010

7:30 P.M.

TOWN ANNEX

MEMBERS PRESENT:

Andy Peklo
Jane Sandulli
Eileen Denver
Mary Connolly

ALTERNATES PRESENT:

Linda Carlson

MEMBERS ABSENT:

Bob Travers

ALTERNATES PRESENT:

Tom Amatruda

ALSO PRESENT: Catherine Adsitt,

PUBLIC HEARINGS

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

Chr. Peklo reconvened the public hearing at 7:30 p.m. Seated were Commissioners Peklo, Sandulli, Denver, Connolly, and Alternate Carlson. Reference was made to Section 8-21, Connecticut General Statutes, and Section 901 of the Woodbury Town Charter, Conflict of Interest. The application and legal notice were read at the first session of the public hearing.

Gary Giordano was present for the application. Catherine Adsitt, Town Planner, asked Mr. Giordano if he forwarded the materials to Bob Oley of Land Tech because Mr. Oley has not received them at this time. Mr. Giordano said he sent them to the wrong Land Tech office and would drop them off in Southbury for Mr. Oley.

Mr. Giordano said because the applicant would be removing over 100 cubic yards of material, a zoning permit would be needed, but was not sure what that process is. Chr. Peklo said he believes a zoning permit should be received before the Planning Commission decision is made. Mr. Giordano said he thought it was needed before the mylar is filed.

Mr. Giordano said the appraisal has not been received yet and would forward it to the Land Use office when he receives it.

Mr. Giordano said regarding the viewshed and watershed he has submitted a ridgeline map and said the property is outside of the Aquifer Protection zone.

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Mr. Giordano said he submitted mapping showing that the driveways meet the criteria. Mr. Giordano said regarding the common driveways, a plan was submitted showing that common driveways could be done, but the applicant prefers separate driveways.

Mr. Giordano submitted information regarding solar access.

Mr. Giordano said the applicant is requesting a waiver for a paved apron.

The Commission agreed to continue the public hearing to wait for a review from Bob Oley of Land Tech.

MOTION:

To continue the public hearing for Application 10-PC-1001 submitted by Mackey/Giordano for a 2-lot subdivision on Mill Road on Wednesday, March 3, 2010, at 7:30 p.m. in the Town Annex Conference Room.

Made by Sandulli, seconded by Connolly.

Vote 5-0 in favor.

1. Regular Meeting

Chr. Peklo convened the Regular Meeting of the Woodbury Planning Commission at 7:50 p.m. Seated were Commissioners Peklo, Sandulli, Denver, Connolly, and Alternate Carlson.

2. Pending Applications

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

The public hearing will be continued on Wednesday, March 3, 2010.

3. Plan of Conservation and Development

No new information.

4. Other Business

a. 04-PC-4045/5K Enterprises, Inc/Blueberry Knoll/Rowley Road/Request for Retroactive Extension of the Original Approval (Tax Assessor's Map 077/Loy 71A)

Atty. Jim Strub was present for the application and stated that the applicant is asking for a one year extension from January 18, 2010, and is requesting a bond reduction from \$275,000 to \$75,000. Atty. Strub explained there is confusion regarding the bond, stating that the bank believes the bond is there, although Linda Anderson from the First Selectman's office says it is not there. Chr. Peklo suggested to verify the bond issue and to clarify what the amount requested will be.

Commissioner Jane Sandulli asked if the plantings were done. Atty. Strub said some trees have to be checked in the spring and if they did not survive would be replanted, and that more trees would also be planted if needed.

The Commission agreed to grant the one year extension.

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MOTION:

To grant a one-year extension from, January 18, 2010, for the original approval of Application 04-PC-4045 submitted by 5K Enterprises, Inc. for Blueberry Knoll.
(Tax Assessor's Map 077/Lot 71A)
Made by Denver, seconded by Sandulli.
Vote 5-0 in favor.

5. New Applications

None

6. Referrals

a. 10-ZC-1004a and 10-ZC-1004b/Cowles/14 Middle Road Turnpike/Pole Barn in the Main Street Design District and Flood Plain District (Tax Assessor's Map 090/Lot 002A)

David Cowles and Ronald Wolff, Engineer, were present for the application. Mr. Wolff gave an overview of the site, stating the applicant is proposing to build a 1900 square foot pole barn on the property, which is located in the Main Street Design, Flood Plain, Aquifer Protection, and Historic Districts. The existing farm stand on the property would be removed. The pole barn would be used for the sale of locally grown produce and dairy products.

Chr. Peklo asked if the driveway is above the flood plain. Mr. Wolff said the driveway elevation is at 273, the building floor would be at 269.1, the road is at 271.5, and the flood plain is at about elevation 273. Mr. Wolff said the information is actually outdated since the river has changed since the last studies were done. Chr. Peklo asked if Route 6 has flooded in the past. Mr. Cowles said he never remembers Route 6 flooding.

Chr. Peklo asked if the barn would be a year-round building and if there would be any residential component to the building. Mr. Cowles said the building would be used year round and there would be no residential component to the building.

Chr. Peklo asked about screening. Mr. Cowles explained the landscape plan, which includes a hedge and fence, with 20-watt lamps on each post.

Mr. Wolff said the septic system is located above the 100 year flood plain and has been approved by the health department.

Mr. Cowles explained that the barn would be stained red and the stone work on the building would be pieces of concrete that are molded and colored.

The Commission agreed the application is compatible with Main Street Design and the Plan of Conservation and Development.

MOTION:

WHEREAS, the Woodbury Zoning Commission, pursuant to Woodbury Zoning Regulations Section 5.1.9, has referred to the Planning Commission Application 10-ZC-1004 (consisting of 10-ZC-1004A and 10-ZC-1004B) filed by Douglas Cowles for a Main Street Design special

permit, Flood Plain District special permit and site development plan approval for property at 14 Middle Road Turnpike (Tax Assessor's Map 090/Lot 002A); and

WHEREAS, the Planning Commission has reviewed the materials submitted by the applicant, the Woodbury Plan of Conservation and Development, and the Plan of Development for the Main Street Design District; and

WHEREAS, the Planning Commission finds that the proposed site development plan and the proposed use of the site, as proposed by the application, will be consistent with the Town Plan of Conservation and Development and the Plan of Development for the Main Street Design District;

NOW, THEREFORE, BE IT RESOLVED that the Woodbury Planning Commission hereby approves the application as consistent with the Town Plan of Conservation and Development and the Plan of Development for the Main Street Design District.

Made by Connolly, seconded by Denver.
Vote 5-0 in favor.

b. 10-ZC-1007/Winer-Sorenson/557 Main Street South/Special Permit in the Main Street Design District (Tax Assessor's Map 103/Lot 048)

c. 10-ZC-1008/Winer-Sorenson/557 Main Street South/Special Exception for Bed & Breakfast (Tax Assessor's Map 103/Lot 048)

Carol Winer-Sorenson, Atty. Gail McTaggart, Brian Baker, Engineer, and Greg Grew, Architect, were present.

Atty. McTaggart explained that the existing barn would be converted to a restaurant and the main house into a Bed & Breakfast. Atty. McTaggart said last summer the Zoning Commission approved a zone change which made the entire property to be located in the Main Street Design District. Atty. McTaggart distributed packets to the Commission explaining the proposal.

Atty. McTaggart said the restaurant would be run by a tenant and that the application is currently before the Historic District Commission.

Brian Baker explained the site plan, stating that the property is 19.7 acres. Mr. Baker said the application has been approved by the Inland Wetlands Agency. Mr. Baker said an existing cottage on the property would remain a rental property and the riding ring would either be relocated or moved.

Mr. Baker said there would be no exterior changes made to the Bed & Breakfast and that 3 parking spaces would be added in front of the building. There would be 4 bedrooms in the Bed & Breakfast, one bedroom being for the owner. A grease tank would be added to the septic system for the kitchen.

Mr. Baker said the restaurant would seat 126 people and would have an addition of an entryway and kitchen. There would be a new septic system for the restaurant.

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Greg Grew explained the expansion to the barn, stating the addition would house an entrance and new kitchen. The remainder of the building would be the dining areas. Windows would be changed for a better view of the pond. Mr. Grew said for handicap accessibility, an elevator or wheel chair lift would be installed. Mr. Grew said all materials used would match the existing building. There would be no impact to the existing pond. Atty. McTaggart said the focus is to keep the historic integrity of the property.

Atty. McTaggart said there would be accessory antique sales in the restaurant and the Bed & Breakfast building currently has the ability to sell antiques.

Mr. Grew said the parking lot lighting would consist of historic fixtures with low lighting of ½ foot.

Chr. Peklo questioned the buffering for the neighbor. Mr. Baker said the property is 10 feet below the neighbor and with the existing evergreens they would not see the parking.

Carole Winer-Sorensen said she believes the proposal would be great for the community to enjoy the majestic and peaceful setting of the property.

The Commission agreed that both applications conform with the Plan of Conservation and Development.

MOTION:

WHEREAS, the Woodbury Zoning Commission, pursuant to Woodbury Zoning Regulations Section 5.1.9, has referred to the Planning Commission Application 10-ZC-1007 filed by Carole A. Winer-Sorensen for property at 557 Main Street South/3 Old Sherman Hill Road/5 Old Sherman Hill Road (Tax Assessor's Map 103/Lot 048) for a Main Street Design Special Permit for a proposed restaurant with on premises dining and bar including seasonal outdoor dining, on-site catering and related offices, with limited accessory art and antiques sales including the sale of wine accessories (antiques and fine reproductions). The application includes related parking for the 126 seat restaurant and a new septic system. The proposed restaurant, if approved, will be located in the building currently occupied by Country Loft Antiques; and an entry addition and kitchen addition are proposed. The property also includes a residential home with antiques sales that is proposed to be converted to a three guest room Bed and Breakfast with accessory antique and boutique sales, and with an owner occupied suite under a separate application. An existing one bedroom cottage will remain without changes; and

WHEREAS, the Planning Commission has reviewed the materials submitted by the applicant, the Woodbury Plan of Conservation and Development, and the Plan of Development for the Main Street Design District; and

WHEREAS, the Planning Commission finds that the proposed site development plan and the proposed use of the site, as proposed by the application, will be consistent with the Town Plan of Conservation and Development and the Plan of Development for the Main Street Design District;

NOW, THEREFORE, BE IT RESOLVED that the Woodbury Planning Commission hereby approves the application as consistent with the Town Plan of Conservation and Development and the Plan of Development for the Main Street Design District.

Made by Connolly, seconded by Denver.
Vote 5-0 infavor.

MOTION:

WHEREAS, the Woodbury Zoning Commission, pursuant to Woodbury Zoning Regulations Section 5.1.9, has referred to the Planning Commission Application 10-ZC-1008 filed by Carole A. Winer-Sorenson for property at 557 Main Street South/3 Old Sherman Hill Road/5 Old Sherman Hill Road (Tax Assessor's Map 103/Lot 048) for a Special Exception Change of Use for a residential home with antiques sales proposed to be converted to a three guest room Bed and Breakfast with an owner occupied suite. The property also includes a one bedroom cottage that will remain without changes and an antique store in the barn with silo for which a special permit is being sought under separate application that, if approved, would allow the conversation of this space to a restaurant. It is proposed that antique and boutique items would continue to be available for sale and an accessory use to the Bed and Breakfast Main Street Design special permit; and

WHEREAS, the Planning Commission has reviewed the materials submitted by the applicant, the Woodbury Plan of Conservation and Development, and the Plan of Development for the Main Street Design District; and

WHEREAS, the Planning Commission finds that the proposed site development plan and the proposed use of the site, as proposed by the application, will be consistent with the Town Plan of Conservation and Development and the Plan of Development for the Main Street Design District;

NOW, THEREFORE, BE IT RESOLVED that the Woodbury Planning Commission hereby approves the application as consistent with the Town Plan of Conservation and Development and the Plan of Development for the Main Street Design District.

Made by Denver, seconded by Sandulli.
Vote 5-0 in favor.

7. Privilege of the Floor

No one spoke at this time.

8. Consideration of Minutes

Regular Meeting – February 10, 2010

MOTION:

To approve the minutes of the Wednesday, February 3, 2010, Regular Meeting of the Woodbury Planning Commission, as submitted.

Made by Sandulli, seconded by Connolly.

Vote 5-0 in favor.

9. Correspondence

None

10. Adjournment

MOTION:

To adjourn the meeting at 8:25 p.m.

Made by Alternate Carlson.

FILED SUBJECT TO APPROVAL
Respectfully submitted,

Karen Blanchet, Clerk