



TOWN OF WOODBURY

Planning Commission

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MINUTES PUBLIC HEARING/REGULAR MEETING WEDNESDAY, FEBRUARY 3, 2010

7:30 P.M.

TOWN ANNEX

MEMBERS PRESENT:

Andy Peklo
Jane Sandulli
Eileen Denver
Mary Connolly

ALTERNATES PRESENT:

Linda Carlson

ALTERNATES ABSENT:

Tom Amatruda

ALSO PRESENT: Catherine Adsitt, Bill Scanlan, Gary Giordano, member of the press.

PUBLIC HEARINGS

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

Chr. Peklo convened 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 legal notice, which was published in the Waterbury Republican-American on January 24, 2010, and January 31, 2010, was read.

Gary Giordano was present. The required Certificates of Mailing were submitted. Mr. Giordano explained the site development plan for the applicant's proposal of a 2-lot split on property on Mill Road. The front lot, without the wetlands included, would be 66,000 square feet, and the rear lot would be 130,000 square feet. There is currently an existing house on the property.

Mr. Giordano said Zoning Commission approval would be needed for the removal of over 100 cubic yards of fill. Mr. Giordano said the septic systems have been reviewed, and the ground water conveyor has been approved by the Inland Wetlands Agency. Mr. Giordano said the applicant hopes to put the properties on the market by spring.

Mr. Giordano submitted and explained the driveway profile, and included a combined driveway as an alternate plan, but stated he is not in favor of combined driveways as they often cause arguments between the neighbors. Mr. Giordano said that Dave Monckton of the Public Works Department recommended a pipe under the driveway if the alternate plan was used.

Mr. Giordano discussed the fee in lieu of open space and stated information from the appraiser has not yet been received.

Mr. Giordano stated regarding viewshed and watershed protection, the property is not visible since it is located in a valley and submitted a quad sheet showing the sloping. Chr. Peklo said with the front house being close to the road, the applicant may want to think about some kind of buffer.

Mr. Giordano received letters from Land Tech and the Land Use Office stating their recommendations. The Commission agreed to continue the public hearing to allow Mr. Giordano to review the letters and to respond to the recommendations.

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, February 17, 2010, at 7:30 p.m. in the toan Annex Conference Room. (Tax Assessor's Map 010/Lot 045)

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 7:45 p.m. Seated were Commissioners Peklo, Sandulli, Connolly, Denver, and Alternate Carlson. **2.**

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, February 17, 2010.

3. Plan of Conservation and Development

The Commission continued and completed their review of the draft and made changes, taking into consideration all comments and recommendations made by commissioners, staff, and members of the public. Several areas discussed at length were the aquifer, economic development, municipal facilities, housing, land use, and Main Street Design.

4. Other Business

a. Rosenberg Award

Sarah Martin reported that the press release has been published for the event scheduled for Wednesday, February 17, 2010, at 6:30 p.m. Mrs. Martin said the plaque is ready to be picked up and the invitations will be sent out this weekend. Mrs. Martin said she felt that one of the 3 nominators should make a presentation to the awardee. Chr. Peklo said he would prepare the coffee and suggested to Sarah to contact the high school to see if the culinary class is interested in providing the baked goods, as they have done in the past. Mrs. Martin said she would check into that, and if not, she would provide baked goods, and asked if any commissioners would be willing to bake.

PC/2/3/10

5. New Applications

None

6. Referrals

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

The applicant was not present for discussion.

- c. 10-ZC-1007/Winer-Sorenson/557 Main Street South/Special Permit in the Main Street Design District (Tax Assessor's Map 103/Lot 048)
- d. 10-ZC-1008/Winer-Sorenson/557 Main Street South/Special Exception for Bed & Breakfast (Tax Assessor's Map 103/Lot 048)

The applicant was not present for discussion.

7. Privilege of the Floor

No one spoke at this time.

8. Consideration of Minutes

Regular Meeting – January 20, 2010

MOTION:

To approve the minutes of the Wednesday, January 20, 2010, Regular Meeting of the Woodbury Planning Commission, as submitted.

Made by Denver, seconded by Sandulli.

Vote 5-0 in favor.

9. Correspondence

None

10. Adjournment

MOTION:

To adjourn the meeting at 9:25 p.m.

Made by Connolly.

FILED SUBJECT TO APPROVAL
Respectfully submitted,

Karen Blanchet, Clerk