



First land deed from the Indians  
April 12th 1659

# TOWN OF WOODBURY

## Planning Commission

297 Main Street South  
Post Office Box 369  
Woodbury, Connecticut 06798-0369

TELEPHONE: (203) 263-3467

FAX: (203) 263-5076

### MINUTES PUBLIC HEARINGS/REGULAR MEETING WEDNESDAY, MARCH 3, 2010

7:30 P.M.

SHOVE BUILDING

#### MEMBERS PRESENT:

Andy Peklo  
Jane Sandulli  
Bob Travers  
Mary Connolly  
Eileen Denver

#### ALTERNATES PRESENT:

Linda Carlson

#### ALTERNATES ABSENT:

Tom Amatruda

**ALSO PRESENT:** Catherine Adsitt, Gary Giordano, Klaus and Norma Weisbrich.

#### 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, 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. The legal notice and application were read at the first session of the public hearing.

Gary Giordano was present for the application. Mr. Giordano said he received the Land Tech review, which included 4-5 items of recommendation. Mr. Giordano said he would respond to these items at the next meeting, and requested in writing a 30-day extension.

Mr. Giordano said the appraisal received was for \$150,000, and that based on the 10% requirement, the bond would be set at \$15,000. Mr. Giordano said his client, Mr. Mackey, would like to negotiate that amount. Chr. Peklo said the amount is not negotiable.

Catherine Adsitt, Town Planner, said regarding Section 3.1.2 of the Woodbury Zoning Regulations, which requires a special permit for earth excavation, the permit is given upon an approved subdivision plan by the Planning Commission. The Commission agreed they were comfortable approving the application contingent on the Zoning Commission's approval of the special permit for earth excavation.

The Commission agreed to continue the public hearing to allow Mr. Giordano to respond to the Land Tech recommendations.

PC/3/3/10

**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 17, 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.

**1. Regular Meeting**

Chr. Peklo convened the Regular Meeting of the Woodbury Planning Commission at 7:38 p.m. Seated were Commissioners Peklo, Travers, Sandulli, Connolly, and Denver.

**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 17, 2010.

**3. Plan of Conservation and Development**

Catherine Adsitt reported that Bill Scanlan would have a final draft in a week or two.

**4. Other Business**

**a. 04-PC-4018/04-IW-4064/Aisling Properties, LLC/Transylvania Road/5-Year Extension of Subdivision Approval/Current Expiration April 15, 2010, if approved, Expiration would be April 4, 2015 (Tax Assessor's Map 42/Lot 2)**

No one was present for the application. Catherine Adsitt said she is not aware of any issues, and spoke to Dave Monckton of the Public Works Department regarding the subdivision.

Chr. Peklo questioned the site lines, stating he believes it is difficult for vehicles to see other vehicles exiting the road. Chr. Peklo asked Commissioners to take a drive by and see what they thought, although if there is a problem, there is not much the Commission could do about it at this time.

The Commission agreed to approve the 5-year extension to April 4, 2015.

**MOTION:**

To grant a 5 year extension for Application 04-PC-4018 and 04-IW-4064 submitted by Aisling Properties, LLC on Transylvania Road to April 4, 2015. (Tax Assessor's Map 042/Lot 002)

Made by Connolly, seconded by Denver.

Vote 5-0 in favor.

**b. 05-PC-5004/05-IW-5009/Grey Fox Woods Subdivision/Weisbrich/Grey Fox Trail/Bond Reduction Request (Tax Assessor's Map 27/Lot 11A, 12, 13)**

Klaus and Norma Weisbrich were present. Mr. Weisbrich said he sent a fax on February 25, 2010, as a formal request for a bond reduction for Phase 1 of the subdivision. Mr. Weisbrich said a 5 year extension would be necessary to finish Phase 2, which is up in August 2010.

PC/3/3/10

Catherine Adsitt explained that in December 2009, a fax was received from Mrs. Weisbrich to review the fees, and Mrs. Adsitt said there is an outstanding invoice for the Clerk of the Works of \$3448.56. Mrs. Weisbrich said she explained that they were being billed for 1 ½ hours each day for the Clerk of the Works to sit in his car and wait for the road crew, and they were not going to pay for that. Mrs. Weisbrich said she submitted a letter regarding this matter, but no one from the town ever answered her letter. Chr. Peklo suggested that Mrs. Weisbrich give a copy of that letter and her position why to the Land Use office. Mrs. Adsitt explained that her concern is when applications are sent to the Town Engineer for review, the town pays the bill, and the town needs to be sure the money will be there to pay that fee. Chr. Peklo said the bond is necessary to protect what work is left to finish the road.

Chr. Peklo said discussion would continue at the Wednesday, March 17, 2010, meeting.

## **5. New Applications**

None

## **6. Referrals**

None

## **7. Privilege of the Floor**

No one spoke at this time.

## **8. Consideration of Minutes**

Regular Meeting – February 17, 2010

The following change was made:

Page 1 – Should read – Alternates **Absent:** Tom Amatruda

### **MOTION:**

To approve the minutes of the Wednesday, February 17, 2010, Regular Meeting of the Woodbury Planning Commission, as amended.

Made by Sandulli, seconded by Connolly.

Vote 5-0 in favor.

## **9. Correspondence**

Chr. Peklo read a card of appreciation from Abby Wells, widow of Bernard Rosenberg, for offering the Rosenberg Award to a town volunteer.

## **10. Adjournment**

### **MOTION:**

To adjourn the meeting at 8:15 p.m.

Made by Travers.

FILED SUBJECT TO APPROVAL  
Respectfully submitted,

Karen Blanchet, Clerk