



TOWN OF WOODBURY

Planning Commission

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MINUTES PUBLIC HEARING/REGULAR MEETING WEDNESDAY, APRIL 7, 2010

7:30 P.M.

TOWN ANNEX

MEMBERS PRESENT:

Andy Peklo
Bob Travers
Jane Sandulli
Mary Connolly
Eileen Denver

ALTERNATES PRESENT:

Linda Carlson
Tom Amatruda

ALSO PRESENT: Gary Giordano, Jerry Stomski, Sharon Feeley, 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 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 application and legal notice were read at the first session of the public hearing.

Gary Giordano, Engineer, was present for the application. Mr. Giordano said he received approval from Land Tech, a verbal approval from the Pomperaug District Health Department (written approval will be submitted), and approval from Dave Monckton of the Public Works Department, who noted a concern about the driveway possibly icing on private property. Mr. Giordano stated he is aware of that possibility and that the Town of Woodbury would not be responsible.

Mr. Giordano stated the applicant is requesting from the Planning Commission a waiver for a paved apron, and noted that waivers were also requested for a drainage report and Fee in Lieu of Open Space.

Mr. Giordano said an earth excavation application to the Zoning Commission for their approval is in the process of being submitted.

PC/4/7/10

Mr. Giordano said the applicant is requesting that the Commission seriously consider the approval of two driveways instead of a common driveway, which has been approved by the Inland Wetlands Agency. Mr. Giordano said he is not a fan of common driveways, as they tend to cause disputes between property owners. Commissioner Jane Sandulli asked for the driveways to be pointed out on the plan. Commissioner Bob Travers asked how far apart the driveways would be from each other. Mr. Giordano said they would be 170 feet apart.

Mr. Giordano confirmed that all seven points in Catherine Adsitt's memo have been tended to, including the process of receiving an earth excavation permit from the Zoning Commission, the Fee in Lieu of Open Space, the waiver for the driveway apron, Land Tech approval, Health Department approval, coverage correction on the plan, and the \$771 owed to the Town from the applicant.

There were no additional comments or correspondence submitted in favor of or in opposition to the application. The Commission agreed to close the public hearing.

MOTION:

To close the public hearing at 7:40 p.m. for Application 10-PC-1001 submitted by Mackey and Giordano for a 2-lot subdivision on Mill Road.

(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 7:40 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 Commission agreed to have staff prepare a draft motion of approval for discussion at the next meeting.

3. Plan of Conservation and Development

The Commission agreed to remove this section from the agenda for future meetings, as the Plan has been approved and adopted.

4. Other Business

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

There was no representative present for discussion. The Commission said that Bob Oley of Land Tech submitted a bond reduction amount that the Commission is in agreement with and would like to have staff ask Mr. Weisbrich if he wants the Commission to entertain the amount that has been suggested by Mr. Oley or not.

b. **Request for Letter of Support for Open Space Grant Application**

Jerry Stomski, First Selectman, and Sharon Feeley of the Open Space Committee, were present. Mr. Stomski said there is an opportunity to acquire an open space grant from the DEP. Mr. Stomski said the property to be purchased with the grant is located in the Nonnewaug Watershed on Minortown Road. Mr. Stomski explained that in the 1970's, Larry Pond, as First Selectman, opposed it and the proposal was abandoned.

Mr. Stomski said the property is currently an agricultural site being farmed for corn. Mr. Stomski said the requirement for the grant is that 7 criteria be fulfilled. Mr. Stomski said currently 5 of the 7 criteria are being fulfilled, including keeping the property agricultural, protecting the flood plain, that it is a potential water supply, it is contiguous with another property, and that the Planning Commission is in support.

Mr. Stomski said the main significance of obtaining this property is that the three public wells are currently surrounded by potential hazardous materials, and one day there may be a problem with the water supply. Mr. Stomski said this property is a potential water supply, and it has been extensively tested.

Commissioner Tom Amatruda asked if this piece of property is mentioned in the Plan of Conservation and Development. Chr. Peklo said it is not. Sharon Feeley said it may not have been identified in the Plan, but that does not mean it should be overlooked if it is available.

Commissioner Amatruda asked why this piece of property is being discussed now. Mr. Stomski said because of the available grant money and the piece of property came up for sale, and it is a potential water supply.

Commissioner Amatruda asked if the water on the piece of property recharges the aquifer. Mr. Stomski said it does. Commissioner Amatruda asked if the town acquires the piece of property, who would make the decision to use it as a water supply. Mr. Stomski said it has been identified as a potential water supply site and if the Town ends up with no water supply, the Town would decide whether or not to use the property.

Commissioner Amatruda asked if there would be any use restrictions. Mr. Stomski said the DEP would restrict that the piece of property never be used as athletic fields, and that it needs to be kept agricultural, although it could be used for passive recreation.

Commissioner Jane Sandulli asked if Mr. Stomski is looking for a letter of recommendation from the Planning Commission and wondered what would happen if the seller pulled back. Mr. Stomski said yes, a letter from the Planning Commission would be required and that the property owner has said they are willing to sell the property.

Commissioner Eileen Denver asked Sharon Feeley what has been discussed about the property at the Open Space Committee meetings. Ms. Feeley said the Committee will be meeting in a couple of weeks to discuss the property, and discussion will include the advantages and protecting the piece of property.

Mr. Stomski said he met with Flanders Nature Center representatives, who also share an interest in acquiring open space, but said that Flanders is not interested in this piece of property.

The Commission agreed to have Catherine Adsitt prepare a letter of recommendation from the Planning Commission.

MOTION:

To authorize the Town Planner to draft a letter of support for the Open Space Grant Application.

Made by Connolly, seconded by Sandulli.

Vote 5-0 in favor.

5. New Applications

None

6. Referrals

None

7. Privilege of the Floor

First Selectman Jerry Stomski said he is concerned about the lack of site line visibility exiting the Aisling Meadows subdivision off of Transylvania Road. Chr. Peklo stated the Commission agrees and did discuss it at a past meeting. Commissioner Bob Travers said after that discussion he did drive by and did not feel there was a problem. Mr. Stomski said there definitely is a problem pulling out of the subdivision and turning right onto Transylvania Road. Mr. Stomski said he feels that it could be remedied by grading from the road to the stone wall. Mr. Stomski said he wanted to make the Commission aware of his concerns.

8. Consideration of Minutes

Regular Meeting – March 17, 2010

The following changes were made:

Page 3, Para. 3 – Should read: "... and the **intention...**"

Page 4, Para. 2 – Should read: "...water has caused **heaving...**"

Page 4, Para. 2 – Should read: "...area would be **regraded...**"

Page 4, Para. 4 – Should read: "...have gutters **that...**"

MOTION:

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

Made by Sandulli, seconded by Connolly.

Vote 5-0 in favor.

9. Correspondence

None

10. Adjournment

MOTION:

To adjourn the meeting at 8:05 p.m.

Made by Travers.

FILED SUBJECT TO APPROVAL
Respectfully submitted,

Karen Blanchet, Clerk