



TOWN OF WOODBURY

Planning Commission

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MINUTES PUBLIC HEARING/REGULAR MEETING WEDNESDAY, MAY 5, 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: Catherine Adsitt, Dave Cowles, member of the press, and other interested residents.

PUBLIC HEARINGS

None

1. Regular Meeting

Chr. Peklo convened the Regular Meeting of the Woodbury Planning Commission 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.

2. Pending Applications

None

3. Plan of Conservation and Development

This item was removed from the agenda.

4. Other Business

a. 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)

The applicant was not present for discussion.

b. Set Effective Date for Plan of Conservation and Development per 8-23(g)(3)

The Commission agreed on an effective date of May 10, 2010, at 12:01 a.m.

MOTION:

To approve the effective date of May 10, 2010 at 12:01 a.m. for the Woodbury Plan of Conservation and Development.

Made by Travers, seconded by Connolly.

Vote 5-0 in favor.

5. New Applications

None

6. Referrals

a. 9 Timber Lane/BOS Referral Regarding Driveway Approval (Tax Assessor's Map 027/Lot 24/9)

Catherine Adsitt, Town Planner, explained that this item was referred by the Board of Selectmen and said portions of the driveway at 9 Timber Lane exceed a 15% grade, but most of the driveway is at less than a 15% grade. The Commission agreed to recommend driveway approval to the Board of Selectmen.

MOTION:

WHEREAS, the Planning Commission received a referral from the Board of Selectman to consider the driveway at 9 Timber Lane (Tax Assessor's Map 027/Lot 9); and

WHEREAS, the Planning Commission has reviewed relevant materials including a letter from Mr. and Mrs. Rodolfo Ocampo dated March 4, 2010, a letter from the Town Engineer, Land Tech Consultants, Inc., and other relevant materials;

THEREFORE, the Planning Commission recommends to the Board of Selectman approval of the driveway at 9 Timber Lane based on the February 11, 2010 comments of the Town Engineer and the position of the current land owner stated in a letter dated March 4, 2010.

Made Sandulli, seconded by Denver.

Vote 5-0 in favor.

b. 10-ZC-1018a, 10-ZC-1018b, 1-ZC-1018c, 10-ZC-1018d/Cowles/14 Middle Road Turnpike/Special Permit/Main Street Design District, Aquifer Protection District, Flood Plain District/Special Exception/Construct a pole barn style building (and related site improvements) to house a retail store/dairy plan with kitchen facilities in addition to current selling of produce and related products grown both on and off premises (Tax Assessor's Map 090/Lot 002A)

David Cowles was present for the application referral and stated that the Planning Commission recommended approval for his last application, which he withdrew, then submitted a new application which now includes a more detailed explanation of the proposed uses.

Mr. Cowles said he is proposing a micro dairy, using a 50 gallon pasteurizing unit, which will pasteurize local milk for the production of products such as yogurt and cheese. Chr. Peklo asked if he would be pasteurizing and not homogenizing. Mr. Cowles explained the

differences, stating that pasteurizing is for health reasons, and homogenizing is a convenience to make the milk not separate.

Mr. Cowles said the proposed kitchen will be used to produce value added product such as jams, jellies, sauces, and salads.

Commissioner Bob Travers asked if Mr. Cowles would be serving food on the site. Mr. Cowles said he would not be a restaurant and that people would take their products elsewhere to eat. Commissioner Tom Amatruda asked if it would be like a Corey's. Mr. Cowles again said it would not be a restaurant.

Mr. Cowles said he would be making cheeses such as mozzarella and ricotta, but would bring in aged cheeses. Mr. Cowles said the focus of his plan is to sell local products.

Commissioner Eileen Denver asked how many parking spaces there would be, and Mr. Cowles stated there would be 9 spaces.

Commissioner Travers asked if the application is well defined as not to expand by a subsequent owner. Mrs. Adsitt said that it is hard to know the future, the proposal is limited in size and the application validly attempts to describe everything and the technologies that would be used.

Mr. Cowles said the building is 1904 square feet, and 1050 square feet of the building would be used for retail. Commissioner Amatruda asked if a future owner could make the whole building retail. Mr. Cowles said if they did more parking would be required. Commissioner Amatruda asked if different parking would be required for the production space. Mr. Cowles said if it was enlarged, more parking spaces would be needed. Chr. Peklo commented that if it does morph into something bigger, that would be a concern of the Zoning Commission.

The Commission agreed the application conforms to the Plan of Conservation and Development.

MOTION:

To approve the referral made by the Zoning Commission for Applications 10-ZC-1018a, 10-ZC-1018b, 10-ZC1-1018c, and 10-ZC-1018d submitted by David Cowles for a special permit and special exception for property at 14 Middle Road Turnpike in the Main Street Design, Aquifer Protection, and Flood Plain Districts to construct a pole barn style building (and related site improvements) to house a retail store/dairy plant with kitchen facilities in addition to current selling of produce and related products grown both on and off premises and agree it conforms to the Woodbury Plan of Conservation and Development.

(Tax Assessor's Map 090/Lot 002A)

Made by Connolly, seconded by Travers.

Vote 5-0 in favor.

MOTION:

To add to the agenda, under Other Business, Representative to the Regional Planning Commission.

Made by Connolly, seconded by Denver.

Vote 5-0 in favor.

4. Other Business

c. Representative for Regional Planning Commission

Chr. Peklo stated that a volunteer is needed to be a representative for the Regional Planning Commission, as Commissioner Mary Connolly would like to step down from the position.

Commissioner Connolly explained the responsibility and the Commission agreed to table the discussion and put on the agenda at the next meeting to allow Commissioners to contemplate if they would like to volunteer for the position.

7. Privilege of the Floor

No one spoke at this time.

8. Consideration of Minutes

Regular Meeting – April 21, 2010

MOTION:

To approve the minutes of the Wednesday, April 21, 2010, Regular Meeting of the Woodbury Planning Commission, as submitted.

Made by Denver, seconded by Denver.

Vote 5-0 in favor.

9. Correspondence

None

10. Adjournment

MOTION:

To adjourn the meeting at 8 p.m.

Made by Travers.

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Karen Blanchet, Clerk