



# TOWN OF WOODBURY

## Planning Commission

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### MINUTES PUBLIC HEARING/REGULAR MEETING WEDNESDAY, JULY 7, 2010

7:30 P.M.

TOWN ANNEX

#### MEMBERS PRESENT:

Andy Peklo  
Mary Connolly  
Eileen Denver

#### ALTERNATES PRESENT:

Linda Carlson

#### MEMBERS ABSENT:

Jane Sandulli  
Bob Travers

#### ALTERNATES ABSENT:

Tom Amatruda

**ALSO PRESENT:** Catherine Adsitt, Ryan Dayton, Ron Marra, Norma Weisbrich, member of the press, and other interested residents.

#### PUBLIC HEARINGS

##### **1. 10-PC-1002/Dayton/731 Flanders Road/3-Lot Family Subdivision (Tax Assessor's Map 096/Lot 001)**

Chr. Peklo reconvened the public hearing at 7:30 p.m. Seated were Commissioners Peklo, Connolly, Denver, 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 and application were read at the first session of the public hearing.

Ryan Dayton was present for the application.

Chr. Peklo stated that a review from Bob Oley of Land Tech stated that there were no problems or concerns with the plans. Approvals were received from the Woodbury Public Works Department and the Pomperaug District Health Department.

Chr. Peklo stated that because this is a family subdivision, an appraisal of the property is necessary, noting that if the property was sold within 5 years to someone other than a family member, there would be a fee. The Commission and applicant agreed on an appraisal of \$150,000.

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

PC/7/7/10

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**MOTION:**

To close the public hearing at 7:35 p.m. for Application 10-PC-1002 submitted by Dayton for a 3-lot family subdivision at 731 Flanders Road. (Tax Assessor's Map 086/Lot 001)

Made by Denver, seconded by Connolly.

Vote 4-0 in favor.

**1. Regular Meeting**

Chr. Peklo convened the Regular Meeting of the Woodbury Planning Commission at 7:35 p.m. Seated were Commissioners Peklo, Connolly, Denver, and Alternate Carlson.

**2. Pending Applications**

**1. 10-PC-1002/Dayton/731 Flanders Road/3-Lot Family Subdivision (Tax Assessor's Map 096/Lot 001)**

The public hearing has been closed, and the Commission requested that a draft motion of approval be prepared by staff for discussion at the next meeting.

**MOTION:**

To add to the agenda, under Other Business, Mill Road Estates for a 90 day extension request for endorsement and filing of record subdivision map; Grey Fox Woods for a 5 year extension; and Blueberry Knoll for a bond reduction request.

Made by Connolly, seconded by Alternate Carlson.

Vote 4-0 in favor.

**3. Other Business**

**2. 05-PC-5006/Marra/Scuppo Road Subdivision/Request for Extension**

Ron Marra was present and requested a 5-year extension on his Scuppo Road subdivision approval. Mr. Marra said the subdivision still needs a second course of pavement and Lots 3, 4, and 5 need guardrails, catch basins, and piping. Chr. Peklo asked if the work would be done before the extension was granted. Mr. Marra said it would not be done.

Chr. Peklo asked the status of the bond. Catherine Adsitt, Town Planner, said within Land Use there are no concerns, but the Public Works Department is asking that a catch basin be cleaned. Mr. Marra said the bond is good through October 3, 2011.

**3. Weisbrich/Grey Fox Woods/Request for Extension (Tax Assessor's Map 27/Lot 11a, 12, 13)**

Norma Weisbrich was present. Catherine Adsitt stated that the most recent engineering fees have been paid, but that there is still an outstanding bill for the Clerk of the Works. Mrs. Weisbrich then submitted the check for the outstanding bill at the meeting. Mrs. Adsitt said she sees no issue in granting the extension. The Commission agreed to grant the extension.

**MOTION:**

To grant a 5 year extension to Weisbrich for Grey Fox Woods. (Tax Assessor's Map 27/ Lot 11a, 12, 13)  
Made by Connolly, seconded by Alternate Carlson.  
Vote 4-0 in favor.

**4. Blueberry Knoll**

Catherine Adsitt reported that Bob Oley of Land Tech recommended a bond reduction of \$75,000, although Brian Baker of Civil 1 did an analysis and came up with a bond reduction amount of \$36,000. Chr. Peklo said Bob Oley would have to go to the site and verify the \$36,000.

Mrs. Adsitt said that there are also fees owed for prior engineering reviews totaling \$1224.50. The check was paid at the meeting by

A representative for Blueberry Knoll said all the lots have been sold, the second layer of asphalt is down, and is waiting for Woodbury to accept the road.

**1. Discuss Annual Fee Review**

Catherine Adsitt stated that there is a problem collecting post-approval fees so proposed that the funds be paid upfront and put into an account to then pay the fees. Mrs. Adsitt explained that the Commission's application decisions are being made prior to the bill coming in, stating that Land Tech does their bills on a monthly basis. Chr. Peklo suggested that perhaps the approvals could be effective on receipt of paid fees, stating that escrow accounts could get complicated. Mrs. Adsitt said she would check if that could be done since they have to work with State statutes and ordinances.

**6. Privilege of the Floor**

Norma Weisbrich asked about her road bond reduction. Catherine Adsitt said she will send a letter to the Selectmen stating that the fee was paid by Mrs. Weisbrich and to put the issue on the Board of Selectmen agenda. Mrs. Adsitt suggested to Mrs. Weisbrich to call the Selectman's Office to ask to be put on their agenda.

**7. Consideration of Minutes**

Regular Meeting – June 16, 2010

**MOTION:**

To approve the minutes of the Wednesday, June 16, 2010, Regular Meeting of the Woodbury Planning Commission, as submitted.  
Made by Connolly, seconded by Denver.  
Vote 4-0 in favor.

**8. Correspondence**

Catherine Adsitt said she would email information on design guidelines to the Commissioners.

## 9. Adjournment

### **MOTION:**

To adjourn the meeting at 7:55 p.m.  
Made by Connolly.

FILED SUBJECT TO APPROVAL  
Respectfully submitted,

Karen Blanchet, Clerk