



TOWN OF WOODBURY

Planning Commission

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MINUTES PUBLIC HEARING/REGULAR MEETING WEDNESDAY, AUGUST 4, 2010

7:30 P.M.

TOWN ANNEX

MEMBERS PRESENT:

Andy Peklo
Bob Travers
Jane Sandulli
Mary Connolly

ALTERNATES PRESENT:

Linda Carlson
Tom Amatruda

MEMBERS ABSENT:

Eileen Denver

ALSO PRESENT: Gary Feola

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 Alternate Amatruda. Reference was made to Section 8-21, Connecticut General Statutes, and Section 901 of the Woodbury Town Charter, Conflict of Interest.

2. Pending Applications

1. **10-PC-1003/Levine/Smith & Co./117 Painter Hill Road/2-lot subdivision with one existing dwelling and one proposed dwelling (Tax Assessor's 70/Lot 8)**

The public hearing will be held on Wednesday, September 1, 2010.

3. Other Business

1. **Kimball/Feola/619 Middle Road Turnpike/View Shed Mitigation-Tree Plantings (Tax Assessor's Map 77/Lot 066)**

Gary Feola was present. Chr. Peklo stated that the property owner has a problem with the view shed mitigation plan, stating the concern being the requested planting of ten 5 inch diameter trees and their possible high failure rate. It has been suggested to the property owner to plant at least 3 species of 3 inch diameter trees instead. Chr. Peklo said what needs

to be determined is how many trees and what species of trees would be planted, the area to be planted and the cross section.

Mr. Feola said the 5 inch trees would weigh about 800 pounds each and need a crane to put in place, and said the large trees are difficult to keep alive. Mr. Feola said he does not understand why deciduous trees are being requested instead of evergreens. Commissioner Bob Travers said deciduous trees make for better screening through the years and that evergreens seem to lose their lower limbs over time.

Mr. Feola said his plan is to build an attractive cape home that would not be unsightly to have to hide it with trees. Chr. Peklo said the idea is to work with the criteria that were set by following the view shed regulations, so that after the house is built it has a reasonable view shed from the road. Mr. Feola said he would like to be able to take in the view from his house without it being blocked by trees.

In calculating, the Commission felt that at least 16 three inch diameter trees would need to be planted to equal the area of 10 five inch diameter trees.

Chr. Peklo stated the Commission is trying to work with him to come up with a proposal and suggested that Mr. Feola return to the next meeting with a proposed alternative view shed mitigation plan, which includes the number of trees, size of trees, species of trees, and where the trees will be planted.

Mr. Feola said the cost of this is prohibitive to him and will cost about \$10,000. Mr. Feola asked when the trees would have to be planted, stating he feels the best time would be in October. The Commission agreed.

Chr. Peklo said discussion would continue at the next meeting at which time Mr. Feola would submit his proposal.

2. Discuss Annual Fee Review

Tabled

4. New Applications

None

5. Referrals

None

6. Privilege of the Floor

No one spoke at this time.

7. Consideration of Minutes

Regular Meeting – July 21, 2010

The following changes were made:

Page 5, Para. 3 – Should read: Mr. Marra stated that out of 11 lots there are 5 lots remaining **unsold**.

Page 7, Para. 3 – Should read: "...giving the open space to Flanders Nature Center is **desirable...**"

MOTION:

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

Made by Travers, seconded by Connolly.

Vote 5-0 in favor.

8. Correspondence

None

9. Adjournment

MOTION:

To adjourn the meeting at 7:55 p.m.

Made by Travers.

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Karen Blanchet, Clerk