



First land deed from the Indians
April 12th 1659

TOWN OF WOODBURY

Zoning Commission

297 Main Street South

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Woodbury, Connecticut 06798-0369

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MINUTES PUBLIC HEARING/REGULAR MEETING TUESDAY, MAY 11, 2010

7:30 P.M.

TOWN ANNEX

MEMBERS PRESENT:

Martin Overton
Ted Tietz
Chuck Cosgriff
Robert Clarke

ALTERNATES ABSENT:

Chris Conto
Ron Judson
Roberta Zulpa

MEMBERS ABSENT:

Alan Green

ALSO PRESENT: Catherine Adsitt, George Johannesen, David Cowles, Ronald Wolff, Charles Taylor, Russ Barton, Rod Taylor, member of the press, and other interested residents.

I. CALL TO ORDER

Chr. Overton convened the meeting at 7:30 p.m.

II. SEATING OF MEMBERS AND ALTERNATES

Seated were Commissioners Overton, Tietz, Cosgriff, and Clarke.

III. PUBLIC HEARINGS

1. 10-ZC-1013/Johannesen/146 Pomperaug Avenue/Special Permit/Renovate and Expand Existing Motel Building/Middle Quarter District (Tax Assessor's Map 102/Lot 001)
2. 10-ZC-1015/Johannesen/146 Pomperaug Avenue/Special Permit/Renovate and Expand Existing Motel Building/Aquifer Protection District (Tax Assessor's Map 102/Lot 001)

Chr. Overton reconvened the public hearing at 7:30 p.m. Seated were Commissioners Overton, Tietz, Cosgriff, and Clarke. Reference was made to Section 8-11, 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.

George Johannesen was present for the application. The required Certificates of Mailing were submitted.

Mr. Johannesen explained that the motel at 146 South Pomperaug Avenue is located in the Middle Quarter and Aquifer Protection Districts. The motel was last open for business in 2006, and Regal Patel is interested in purchasing the building and is proposing to renovate and

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expand the motel. Mr. Johannesen said the renovations would include renovating and extending the interior of the rooms to current motel room standards and adding 3 new rooms to the right side of the building and adding 2 new rooms, which would replace the center apartment, providing a new covered walkway, regrading the parking area, and decreasing the net water flow by eliminating the 2 room apartment and washing machines in the basement. Mr. Johannesen explained that the allowable water flow would be 600 gallons per day per acre. The proposed flow is 1025 gallons, which is 9 gallons over the 1016 gallons allowed, but said it was approved the by water company. The water would be provided by United Water Company. There would be underground electric and utilities. Sewage would also be reduced.

Mr. Johannesen said he has received correspondence from and responded to all Town departments, that the applications have been approved by the Planning Commission and Inland Wetlands Agency, the Public Works Department, and the Town Engineer. Mr. Johannesen said verbal approval was given by the First Selectman and neighbor, Burt Audy.

Mr. Johannesen responded to letters dated, May 5, 2010, and May 6, 2010, from Catherine Adsitt, Town Planner. Concerning Application 10-ZC-1015, regarding Mrs. Adsitt's questions about commercial waste and disposal, chemicals and storm water and septic issues, Mr. Johannesen responded that the trash is dependent on occupancy and would be emptied from each room daily, and the dumpster, which would be enclosed and placed on a pad, would be emptied weekly, that there would be no chemicals other than normal house cleaners used, and the storm water calculations were done and the sanitary plan has been approved by the health department.

Mr. Johannesen responded to questions from Mrs. Adsitt concerning Application 10-ZC-1013:

1. Regarding property information not being consistent, Mr. Johannesen said the information was revised on the plans.
2. Regarding total lot coverage being incorrect, Mr. Johannesen said it has been corrected.
3. Regarding not including information on disposal of sewage being in compliance, Mr. Johannesen said the information is included with the health department approval.
4. Regarding Inland Wetlands Agency calculations, Mr. Johannesen said the calculations do not include wetlands.
5. Regarding the landscape buffer, Mr. Johannesen said the landscaping has been added to the plan.
6. Regarding landscape planting area, Mr. Johannesen said there would be 10 trees planted adjacent to the parking area and the new landscaped area would have 1 tree, 27 shrubs, and 188 perennials.
7. Regarding the off street loading space, Mr. Johannesen said there would be one loading space.
8. Regarding preliminary architectural plans for the proposed façade plan, Mr. Johannesen said the façade would be 12 feet by 2 feet.
9. Regarding the general location map, Mr. Johannesen said the information has been added to the plan.
10. Regarding the existing structures within 200 feet, Mr. Johannesen said the information has been added to the plan.

11. Regarding the existing storm drains and gutters, Mr. Johannesen said the information is now included on the details.
12. Regarding spot elevation and tentative grading not being clear, Mr. Johannesen said the plan has been modified to include a box around the information on the plan.
13. Regarding test holes, pits, and reserve area, Mr. Johannesen said that information has been included on the plan.
14. Regarding the existing wells and septic systems, Mr. Johannesen explained on the plan where they are located and said they are served by United Water Company.
15. Regarding deed restrictions, Mr. Johannesen said there are no deed restrictions.
16. Regarding the identification of soils, Mr. Johannesen said the soils have been analyzed by a soil scientist and are shown on the plan, and were approved by the Inland Wetlands Agency on May 10, 2010.
17. Regarding that there were no details provided on the plan for free standing and supplemental signs, Mr. Johannesen said they are proposing one free standing sign of 24 square feet, one supplemental sign of 4 square feet, and a 24 square foot building sign. The Commission agreed they would have to interpret the signage regulations during their discussion of the application to determine if all of the proposed signs would be allowed.
18. Regarding the lighting plan and avoiding any glare, Mr. Johannesen said the lights are designed to avoid glare off the lot and to street traffic. Mr. Johannesen said the 3 lights would be 250 watts each and fully shielded.
19. Regarding applying for the Aquifer Protection special permit, Mr. Johannesen said it has been done.

Mr. Johannesen said regarding the Town Engineer's letter dated May 4, 2010, he had no concerns for Application 10-ZC-1013, but did question the deep pit test for Application 10-ZC-1015. Mr. Johannesen said that information is shown on the plan.

Mr. Johannesen said he has submitted 4 copies of the revised plans.

Chr. Overton questioned the use of the property as a motel, asking Mr. Johannesen to verify it would not be used as a Bed and Breakfast, Country Inn, hotel, day care, or group home. Mr. Johannesen said it would be used as a motel.

Public Comments –

Bert Audy, neighboring property owner, said he is happy with the project, stating it will be an improvement and wished the applicant good luck.

Chr. Overton asked about parking calculations. Mrs. Adsitt stated they have been reviewed and are okay.

Chr. Overton asked if there would be any food preparation. Mr. Johannesen said there would not be.

Chr. Overton read the motion of approval from the Planning Commission, dated March 17, 2010, which stated that the application conforms to the Plan of Conservation and Development.

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There were no additional comments or information submitted in favor of or in opposition to the application.

The Commission agreed to close the public hearing, but said they would include the signage issue in their discussion.

MOTION:

To close the public hearings at 8:10 p.m. for Application 10-ZC-1013 submitted by Johannesen for a special permit to renovate and expand existing motel in the Middle Quarter District at 146 South Pomperaug Avenue, and Application 10-ZC-1015 submitted by Johannesen for a special permit to renovate and expand existing motel in the Aquifer Protection District at 146 South Pomperaug Avenue. (Tax Assessor's Map 102/Lot 001)

Made by Clarke, seconded by Tietz.

Vote 4-0 in favor.

3. **10-ZC-1018a/Cowles/14 Middle Road Turnpike/Special Permit/Main Street Design District/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 product and related products grown both on and off premises (Tax Assessor's Map 090/Lot 002A)**
4. **10-ZC-1018b/Cowles/14 Middle Road Turnpike/Special Permit/Aquifer Protection District/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 product and related products grown both on and off premises (Tax Assessor's Map 090/Lot 002A)**
5. **10-ZC-1018c/Cowles/14 Middle Road Turnpike/Special Permit/Flood Plain District/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 product and related products grown both on and off premises (Tax Assessor's Map 090/Lot 002A)**
6. **10-ZC-1018d/Cowles/14 Middle Road Turnpike/Special Permit/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 product and related products grown both on and off premises (Tax Assessor's Map 090/Lot 002A)**

Chr. Overton reconvened the public hearing at 8:10 p.m. Seated were Commissioners Overton, Tietz, Cosgriff, and Clarke. Reference was made to Section 8-11, 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.

David Cowles, applicant, and Ronald Wolff, engineer, were present for the applications.

Chr. Overton read the motion, dated May 5, 2010, from the Planning Commission, which stated that the applications are in conformance with the Plan of Conservation and Development

Ronald Wolff submitted information and photos for the dumpster, stating that the dumpster is currently being used and is located by the existing garage. Commissioner Robert Clarke asked if the dumpster was on a pad. Catherine Adsitt, Town Planner, said that the Aquifer Protection regulations do ask that the dumpster be placed on a pad. Mr. Cowles said he has no objection to putting the dumpster on a pad.

Information on the lighting plan and landscape plan were also submitted. Mr. Cowles said the lamps being used are 20 watts each, noting that the Historic District Commission did ask for the smaller wattage.

Commissioner Clarke asked that the septic calculations be explained because the numbers noted in the last minutes did not add up. Mr. Wolff said the methodology used by the health department for the septic system was primarily for food preparation of 40 meals per day = 5 gallons per meal or 200 gallons per day, the creamery = 100 gallons per day, and for the 5 employees for the bathroom and hand washing = 200 gallons per day for a total of 500 gallons per day. The creamery total was left out of the last minutes. Mr. Wolff said these figures were versus a retail store that uses 190 gallons per day.

Commissioner Ted Tietz asked what the hours of operation would be. Mr. Cowles said they would be 7 a.m. to 7 p.m. for production, 9 a.m. to 7 p.m. for retail, 7 days per week.

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.

MOTION:

To close the public hearings at 8:20 p.m. for Application 1018a submitted by Dave Cowles for a special permit in the Main Street Design District 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, Application 1018b for a special permit in the Aquifer Protection District 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, Application 1018c for a special permit in the Flood Plain District 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 Application 1018d for a special permit and special exception 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 on Tuesday, May 11, 2010, at 7:30 p.m. in the Town Annex Conference Room. (Tax Assessor's Map 090/Lot 002A)
Made by Overton, seconded by Clarke.
Vote 4-0 in favor.

IV. REGULAR MEETING

Chr. Overton convened the Regular Meeting of the Woodbury Zoning Commission at 8:20 p.m. Seated were Commissioners Overton, Tietz, Cosgriff, and Clarke.

A. PENDING APPLICATIONS

1. 10-ZC-1013/Johannesen/146 Pomperaug Avenue/Special Permit/Renovate and Expand Existing Motel Building/Middle Quarter District (Tax Assessor's Map 102/Lot 001)
2. 10-ZC-1015/Johannesen/146 Pomperaug Avenue/Special Permit/Renovate and Expand Existing Motel Building/Aquifer Protection District (Tax Assessor's Map 102/Lot 001)

The Commission discussed the signage issue. Chr. Overton said he understands the applicant wanting to maximize signage for property that is not right on Route 6, but questioned the 48 square footage of signage. Chr. Overton said the applicant is asking for 3 signs, one 2 feet by 12 feet (building sign), one 4 feet by 6 feet (driveway sign), and one 4 feet by 1 foot (driveway sign). Chr. Overton questioned creating a precedent with a supplemental sign not being attached to a primary sign, stating that a supplemental sign should be attached to a larger sign to indicate information such as "open" or "vacancy." Chr. Overton said that they would then not be allowed to have an information sign on top of what they are asking for. Chr. Overton said he is inclined to approve only two signs, and not the supplemental sign.

Commissioner Clarke said he agreed that a supplemental sign is used to refer to a business being opened or closed and is against the amount of proposed signage.

Chr. Overton said information from the health department still needs to be submitted.

The sense of the Commission was to approve the application with conditions, and agreed to approve 2 signs. The Commission asked that staff draft motions of approval for discussion at the next meeting.

MOTION:

To instruct staff to draft a motion of approval for Application 10-ZC-1013 submitted by Johannesen for a special permit to renovate and expand existing motel in the Middle Quarter District at 146 South Pomperaug Avenue. (Tax Assessor's Map 102/Lot 001)

Made by Overton, seconded by Clarke.

Vote 4-0 in favor.

MOTION:

To instruct staff to draft a motion of approval for 10-ZC-1015 submitted by Johannesen for a special permit to renovate and expand existing motel in the Aquifer Protection District at 146 South Pomperaug Avenue. (Tax Assessor's Map 102/Lot 001)

Made by Overton, seconded by Clarke.

Vote 4-0 in favor.

3. 10-ZC-1018a/Cowles/14 Middle Road Turnpike/Special Permit/Main Street Design District/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 product and related products grown both on and off premises (Tax Assessor's Map 090/Lot 002A)
4. 10-ZC-1018b/Cowles/14 Middle Road Turnpike/Special Permit/Aquifer Protection District/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 product and related products grown both on and off premises (Tax Assessor's Map 090/Lot 002A)
5. 10-ZC-1018c/Cowles/14 Middle Road Turnpike/Special Permit/Flood Plain District/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 product and related products grown both on and off premises (Tax Assessor's Map 090/Lot 002A)
6. 10-ZC-1018d/Cowles/14 Middle Road Turnpike/Special Permit/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 product and related products grown both on and off premises (Tax Assessor's Map 090/Lot 002A)

The Commission agreed to have staff draft a motions of approval for discussion at the next meeting.

MOTION:

To instruct staff to draft a motion of approval for Application 10-ZC-1018a submitted by Dave Cowles for a special permit in the Main Street Design District 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. (Tax Assessor's Map 090/Lot 002A)

Made by Overton, seconded by Clarke.

Vote 4-0 in favor.

MOTION:

To instruct staff to draft a motion of approval for Application 10-ZC-1018b for a special permit in the Aquifer Protection District 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.

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

Made by Overton, seconded by Clarke.

Vote 4-0 in favor.

MOTION:

To instruct staff to draft a motion of approval for Application 10-ZC-1018c for a special permit in the Flood Plain District 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.

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

Made by Overton, seconded by Clarke.

Vote 4-0 in favor.

MOTION:

To instruct staff to draft a motion of approval for Application 10-ZC-1018d for a special permit and special exception 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.

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

Made by Overton, seconded by Clarke.

Vote 4-0 in favor.

Catherine Adsitt said there is a request for a waiver of fees from applicant, David Cowles. Mrs. Adsitt explained that the last set of applications were withdrawn by Mr. Cowles due to incomplete wording in his application and an incomplete legal notice. Mrs. Adsitt said Mr. Cowles reapplied and included enhanced wording in his application. Mrs. Adsitt said because the fees were paid with the original applications, Mr. Cowles is requesting that the fees for the new applications be waived. Mrs. Adsitt said she researched the ability to waive the fees, and found out that the fees could be waived, with the exception of any out of pocket expenses incurred by the Town of Woodbury. Mrs. Adsitt said Mr. Cowles would pay one application fee for each special permit requested.

MOTION:

To waive additional application fees as requested by David Cowles, applicant, with the exception of any out of pocket expenses incurred by the Town of Woodbury; resulting in the applicant paying one application fee for each special permit requested.

Made by Overton, seconded by Tietz.

Vote 4-0 in favor.

B. NEW APPLICATIONS

1. 10-ZC-1020/Taylor/785 Washington Road/Modification to Special Exception/Modify Tube Runs, Install Turf for Summer Tubing, Add Catch Basin and Pipe (Tax Assessor's Map 56/Lot 16B)

Rod Taylor was present for the application. Catherine Adsitt, Town Planner, explained that this application was submitted prior to the last meeting, but it was not complete, and the Commission did not accept it. Mrs. Adsitt said there has been no new information submitted by Mr. Taylor for the application, but the fees have been paid. Mr. Taylor said he just received the plan today and submitted it to the Commission.

Chr. Overton read the application, and stated Mr. Taylor is proposing to modify tubing runs

1 – 4 and adding new tubing runs 7 & 8, removing top soil, installing a catch basin and six inch pipe, and adding artificial turf. Tubing runs 5 & 6 will remain as is. Chr. Overton said Mr. Taylor has a non-conforming use in a residential district, which requires a special permit for these modifications.

Chr. Overton felt that Mr. Taylor would not be able to complete both the application process and the work prior to the next season. Mr. Taylor said once approved, the work could be done within 3 days. Chr. Overton said the top soil information included in the application should include the inches of depth, as Chr. Overton said he wants to ensure the grass will stay in place.

The Commission agreed to schedule a public hearing on Tuesday, May 25, 2010.

MOTION:

To schedule a public hearing for Application 10-ZC-1020 submitted by Rod Taylor for a modification to a special exception to modify tube runs, add tubing runs, install turf for summer tubing, add catch basin and pipe at 785 Washington Road, on Tuesday, May 25, 2010, at 7:30 p.m. in the Town Annex Conference Room.

(Tax Assessor's Map 56/Lot 16B)

Made by Overton, seconded by Clarke.

Vote 4-0 in favor.

C. OTHER BUSINESS

1. 08-ZC-8015/Taylor/785 Washington Road/Consider Request for Bond Release (Tax Assessor's Map 56/Lot 16B)

Rod Taylor was present. Catherine Adsitt explained that Mr. Taylor is requesting his bond be released. Chr. Overton stated to Mr. Taylor that the following is required to be submitted prior to the bond being released: a final as-built, final site restoration including a soil report, and a detailed bond estimate. Chr. Overton said once a site restoration report is complete, the ZEO would visit the site and check to see if everything is in order. Mr. Taylor asked if his engineer would complete a report, and was told that was correct. Mr. Taylor asked once that was done if he would get his bond back. Commissioner Robert Clarke said he would like to see that the site is maintained for a year. Mr. Taylor said it was planted a year ago, and would have his engineer check it for stability. Mr. Taylor asked if he could at least get a partial bond back. Chr. Overton said the Commission is not promising, but would look into the issue when all the correct information is submitted.

MOTION:

To schedule a public hearing for Application 10-ZC-1021 submitted by Charles Taylor to use 650 square feet on the first floor of the dwelling for the sale of antiques and maintain a living area on the second floor and in a portion of the first floor for property at 529 Main Street South in the Main Street Design District, Aquifer Protection District, and Historic District on Tuesday, May 25, 2010, at 7:30 p.m. in the Town Annex Conference Room.

(Tax Assessor's Map 103/Lot 47)

Made by Overton, seconded by Clarke.

Vote 4-0 in favor.

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MOTION:

To add to the agenda, under Other Business, an application submitted by Charles Taylor to use 650 square feet on the first floor of the dwelling for the sale of antiques and maintain a living area on the second floor and in a portion of the first floor for property at 529 Main Street South in the Main Street Design District, Aquifer Protection District, and Historic District. (Tax Assessor's Map 103/Lot 47)

Made by Overton, seconded by Clarke.

Vote 4-0 in favor.

2. 10-ZC-1021/Charles Taylor/529 Main Street South/Use 650 Square Feet on the First Floor of the Dwelling for the Sale of Antiques and Maintain a Living Area on the Second Floor and in a Portion on the First Floor (Tax Assessor's Map 103/Lot 47)

Charles Taylor and Russ Barton were present for the application. Mr. Barton explained that the property came on the market and felt that antiques sales at that location would be a good tie in with the Winer property next door. Mr. Barton said one parking space would be relocated from the front to the back, and that there are two existing spaces in the back.

Chr. Overton said he sees no problem with the proposal, but said a special permit needs a site plan submitted.

Mr. Taylor said Curt Smith, Engineer, is working on the topographical map, addressing DOT concerns, and the septic system.

Chr. Overton said the application would have to be referred to the Planning Commission to determine if the site is compatible to the Plan of Conservation and Development, and has to go before the Historic District Commission. Mr. Barton said it is currently before the Historic District Commission.

The consensus of the Commission was to schedule a public hearing on Tuesday, May 25, 2010.

MOTION:

To schedule a public hearing for Application 10-ZC-1021 submitted by Charles Taylor to use 650 square feet on the first floor of the dwelling for the sale of antiques and maintain a living area on the second floor and in a portion of the first floor for property at 529 Main Street South in the Main Street Design District, Aquifer Protection District, and Historic District on Tuesday, May 25, 2010, at 7:30 p.m. in the Town Annex Conference Room.

(Tax Assessor's Map 103/Lot 47)

Made by Overton, seconded by Clarke.

Vote 4-0 in favor.

MOTION:

To adjust the agenda to accommodate those people present.

Made by Overton, seconded by Clarke.

Vote 4-0 in favor.

E. PRIVILEGE OF THE FLOOR

Woodbury resident, Daria Verelley, was present to inform the Commission of a birthday party she is planning on July 17, 2010, at Hollow Park. Mrs. Varelley said she received approval from the Parks & Recreation Commission. There would be approximately 150 guests from 9 a.m. to 9 p.m.

Mrs. Varelley said there would be 4 live bands playing throughout the day, stating a Swing band will perform from 1-2 p.m., a Caribbean kettle drum band from 2:30 – 3:30 p.m., a Country band from 4-5 p.m., and a Classic Rock band from 6 – 7 p.m.

Chr. Overton explained the criteria for an event is 200 cars/400 people, stating that this party would not be a special event and is not under the jurisdiction of the Zoning Commission, so the Commission's approval was not needed.

D. ENFORCEMENTS

Catherine Adsitt read the ZEO report, which included properties at 186 Minortown Road (Joe Chapman visited the property and no logging or trucking activity was seen), 345 Main Street South (using the home as a 3-family house), 122 Pomperaug Avenue (an unauthorized apartment), 93 Washington Road (a hoop and poly building in violation), and 347 Grassy Hill Road (a hoop and poly building located in front of the main building).

Mrs. Adsitt said an application was received for the hoop and poly building at 347 Grassy Hill Road. Chr. Overton said staff should inform them that the Zoning Commission could not grant them a permit as the hoop and poly building would not be allowed to be located in front of the main building. Mrs. Adsitt said they may still choose to apply. Chr. Overton said that would be a waste of time and waste of public services and suggested that Town Council and the First Selectman be called to determine if this would be a theft of public services in full light that it cannot be done.

Catherine Adsitt said also included in the ZEO report were that 7 signs that were in violation were removed around town, a tractor trailer was parked in violation at Flooring America, and a neighbor complained about the flea market stating that vendors were located in a no-vendor site. Mrs. Adsitt said Joe Chapman reviewed the issue with Gus Kaloidis and that yellow rope would be put up to better delineate the vendor area.

F. CONSIDERATION OF MINUTES

Regular Meeting – April 27, 2010

The following changes were made:

Page 1 – Alternates Absent should have included Ron Judson

Page 3, Para. 4 – Should read: "...would be one **principal** structure..."

Page 3, Para. 4 – Should read: "...200 gallons per day, **and the creamery = 100 gallons per day** for a total of 500 gallons."

Page 3, Para. 4 – Should read: "...was established and the **leaching** fields were..."

Page 7, Para. 2 – Should read: "...for each **side** of the road."

Page 8, Para. 1 – Should read: "**Commissioner** Cosgriff **suggested that...**"

Page 9, Para. 2 – Should read: "...and gets 3 different tax bills **for the 5 properties.**"

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MOTION:

To approve the minutes of the Tuesday, April 27, 2010, Regular Meeting of the Woodbury Zoning Commission, as amended.

Made by Overton, seconded by Clarke.

Vote 4-0 in favor.

G. CORRESPONDENCE

Chr. Overton said regarding San Remo paving a rear portion of their parking area with compacted millings, it needs to be determined if the material is pervious or impervious. Chr. Overton said it would determine whether or not it meets the permitted coverage.

Commissioner Clarke said even though there is a new owner, it was not on the plan to do so and the approval goes with the land.

Catherine Adsitt said a Show Cause Hearing was held with the property owner and the Inland Wetlands Agency on May 10, 2010, after a Cease & Desist Order was issues by the agency. Mrs. Adsitt said she would report to the Commission on the results of the meeting and the Town Engineer.

H. ADJOURNMENT

MOTION:

To adjourn the meeting at 9:55 p.m.

Made by Clarke.

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Karen Blanchet, Clerk