

**MINUTES OF THE TOWN PLAN AND ZONING COMMISSION
TOWN OF WOODBRIDGE
REGULAR MEETING OF MAY 2, 2016**

A regular meeting of the Town Plan and Zoning Commission for the Town of Woodbridge was held on Monday, May 2, 2016, in the Central Meeting Room of the Woodbridge Town Hall, 11 Meetinghouse Lane, Woodbridge, Connecticut.

ROLL CALL

PRESENT: Jeff Kaufman, Chairman, Allen Lipson, Lawrence Greenberg, Kathleen Wallace, and Alan Tyma
ALTERNATES: Stephen Skowronek, Andrew Skolnick, and Andrew Pels
ALSO PRESENT: Terry Gilbertson – Agency Enforcement Officer
Kristine Sullivan - Land Use Analyst
Anthony Anastasio - Board of Selectmen’s Liaison
Tammy Riccitelli – Recording Secretary

The Chairman called the meeting to order at 7:30 p.m.

PUBLIC HEARING CONTINUATION

JEWISH COMMUNITY CENTER, 360 AMITY ROAD:

Application for modifications to the special permit for use of the day camp pool and buildings.

The public hearing on the application had been commenced on March 21, 2016 and previously continued on April 11, 2016.

Thomas Lynch, Attorney from Lynch, Trembicki and Boynton, representing the JCC was present to request the continuation of this application until the Commission’s June 6, 2016 meeting. Upon consideration of comments made at the April 2016 meeting, the JCC has retained the services of Marc Cote, a principal with Cote Acoustical Consulting, to prepare a sound mitigation plan to address the noise concerns associated with the proposed pool club and would like to present a plan incorporating Mr. Cote’s recommendations at that time.

Chairman Kaufman discussed with Mr. Lynch the concern that the advertisement for the pool is still available on the JCC website and Mr. Lynch noted that this would be addressed.

Timothy Lee, Attorney with the law firm of Fasano Ippolito & Lee, New Haven, CT, who represents the Shady Land Pease Road neighbors, requested that the submission of the plan be made available to them two weeks in advance of the June 6th meeting for their experts to review.

Chairman Kaufman agreed that this was a wise request.

After discussion, it was the consensus of the Commission to continue the public hearing on the application until the Commission’s next regular meeting on June 6, 2016, at 7:30 p.m. No public comment was heard at this evening’s meeting since no new information had been presented.

ELLEN PLASIL: 3 EDGEHILL DRIVE:

Application for residence office permit.

The application was formally received by the Commission at the Commission’s April 11, 2016 meeting.

Ellen Plasil, applicant, was present to discuss the application and answer any questions that the Commission or general public had. Ms. Plasil noted:

- The residence office would be used for her part-time mediation practice.
- Many weeks she would see no clients.
- The majority of her time was spent working on drafting court documents and preparing analytical reports.
- No more than one couple would be seen in one day and no more than two couples would be seen in one week.
- No more than four mediation hours will be performed per week. Each meeting lasts for approximately two hours.
- The office would be operated in accordance with the regulation guidelines for residence offices.

There was no one present to speak in favor or opposition to the application. There being no comments or questions by the Commission members, the public hearing was closed.

After discussion, the Commission acted as follows on the application:

- ** **Commissioner Greenberg moved to approve the application for a residence office permit for one year, subject to renewal in a timely fashion**
 - ** **Commissioner Lipson seconded**
 - ** **Voting for: Commissioners Kaufman, Lipson, Greenberg, Wallace, Tyma and Skowronek**
 - ** **Opposed: No One**
 - ** **Abstained: No One**
- 6-0 Approved**

RECEIPT AND APPROPRIATE ACTION ON APPLICATIONS AND 8-24 REFERRALS RECEIVED SINCE THE APRIL 11, 2016 MEETING OF THE COMMISSION

WORK SESSION

DISCUSSION OF REGULATIONS

There was no discussion of this agenda item.

REPORT ON ACTIVITIES OF THE SCRCOG

There was no discussion of this agenda item.

APPROVAL OF MINUTES

- **Regular Meeting, June 1, 2015**
 - ** **Commissioner Tyma moved to approve the minutes as submitted.**
 - ** **Commissioner Lipson seconded**
 - ** **Voting for: Commissioners Kaufman, Lipson, Greenberg, Wallace, Tyma and Skowronek**

**** Opposed: No One**
**** Abstained: No One**
Unanimous Approval

• **Special Meeting, March 21, 2016**

**** Commissioner Lipson moved to approve the minutes with corrections.**
**** Commissioner Wallace seconded**
**** Voting for: Commissioners Kaufman, Lipson, Greenberg, Wallace, Tyma and Skowronek**
**** Opposed: No One**
**** Abstained: No One**
Unanimous Approval

• **Regular Meeting, April 4, 2016 continued on April 11, 2016**

**** Commissioner Lipson moved to approve the minutes with a correction.**
**** Commissioner Skolnick seconded**
**** Voting for: Commissioners Kaufman, Lipson and Skowronek**
**** Opposed: No One**
**** Abstained: Greenberg, Tyma, and Wallace**
Unanimous Approval

MEETING ADJOURNMENT

**** Commissioner Wallace moved to adjourn the meeting at 8:05 p.m.**
**** Commissioner Lipson seconded**
**** Voting for: Commissioners Kaufman, Lipson, Greenberg, Wallace, Tyma and Skowronek**
**** Opposed: No One**
**** Abstained: No One**
Unanimous approval

Accordingly, the meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Ms. Tammy Riccitelli
Recording Secretary