

**MINUTES OF THE TOWN PLAN AND ZONING COMMISSION
TOWN OF WOODBRIDGE
REGULAR MEETING OF OCTOBER 4, 2016**

A regular meeting of the Town Plan and Zoning Commission for the Town of Woodbridge was held on Tuesday, October 4, 2016, in the Central Meeting Room of the Woodbridge Town Hall, 11 Meetinghouse Lane, Woodbridge, Connecticut.

ROLL CALL

PRESENT: Jeff Kaufman, Chairman, Allen Lipson, Kathleen Wallace and Alan Tyma
ALTERNATES: Stephen Skowronek, Andrew Skolnick, and Andrew Pels
ABSENT: Laurence Greenberg
ALSO PRESENT: Kristine Sullivan - Land Use Analyst
Anthony Anastasio - Board of Selectmen's Liaison

The Chairman called the meeting to order at 7:38 p.m. Stephen Skowronek was seated for vacant Commissioner position on the Commission. Andrew Skolnick was seated for Commissioner Greenberg in his absence. Zoning Enforcement Officer Terry Gilbertson was excused.

PUBLIC HEARING

BUN LAI: 255 NEWTON ROAD

Application for residence office permit.

No one was present to represent the applicant for the public hearing. It was the consensus of the Commission members to continue the public hearing until the Commission's regular meeting on November 7, 2016.

**RECEIPT AND APPROPRIATE ACTION ON APPLICATIONS AND 8-24
REFERRALS RECEIVED SINCE THE SEPTEMBER 6, 2016 MEETING OF THE
COMMISSION**

No new applications or referrals had been submitted to the Commission for receipt and action.

WORK SESSION

DISCUSSION OF REGULATIONS

Planning Consultant Leslie Creane will be contacted to see what dates she would be available for a special meeting with the Commission members to go over the survey results for the online questionnaire she had done, and to review the draft regulations that she has drafted regarding the residential and business districts between Amity Road and Litchfield Turnpike. After Ms. Creane's availability is determined, Commissioners will be emailed to see which of the dates Ms. Creane was available would work best for the Commission members. The Chairman also requested that staff extend an invitation to the members of the Zoning Board of Appeals to attend the special meeting.

REPORT ON ACTIVITIES OF THE SCRCOG

There was no discussion of this agenda item.

CORRESPONDENCE RECEIVED

1. HAIG KESHISHIAN: 10 ZAK HILL ROAD

The Commission received a request from Mr. Keshishian for release of remaining \$5000 bond related to the Earth Excavation Permit for the residential site development of his property located at 10 Zak Hill Road.

Staff reported that the site is stabilized and in conformance with the approved site plan.

Following discussion a motion was made to release the remaining bond for the permit as follows:

MOTION BY: TYMA
SECONDED BY: LIPSON
IN FAVOR: KAUFMAN, LIPSON, WALLACE, TYMA
SKOLNICK AND SKOWRONEK
OPPOSED: NONE
ABSTAINED: NONE

UNANIMOUS APPROVAL

APPROVAL OF MINUTES

- **Special Meeting, June 27, 2016**
 - ** Commissioner Lipson moved to approve the minutes as submitted.
 - ** Commissioner Tyma seconded
 - ** **Voting for:** Commissioners Kaufman, Lipson, Tyma, Skowronek and Skolnick
 - ** **Opposed:** No One
 - ** **Abstained:** Wallace

Unanimous Approval

- **Special Meeting, July 18, 2016**
 - ** Commissioner Lipson moved to approve the minutes as submitted.
 - ** Commissioner Tyma seconded
 - ** **Voting for:** Commissioners Kaufman, Lipson, Wallace, Tyma, Skowronek and Skolnick
 - ** **Opposed:** No One
 - ** **Abstained:** No One

Unanimous Approval

- **Regular Meeting, September 6, 2016**
 - ** Commissioner Lipson moved to approve the minutes as submitted.
 - ** Commissioner Tyma seconded
 - ** **Voting for:** Commissioners Lipson, Tyma, Skowronek and Skolnick
 - ** **Opposed:** No One
 - ** **Abstained:** Wallace and Kaufman

Unanimous Approval

MEETING ADJOURNMENT

- ** Commissioner Lipson moved to adjourn the meeting at 7:45 p.m.**
 - ** Commissioner Wallace seconded**
 - ** Voting for: Commissioners Kaufman, Lipson, Wallace, Tyma, Skowronek and Skolnick**
 - ** Opposed: No One**
 - ** Abstained: No One**
- Unanimous approval**

Accordingly, the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Kristine Sullivan, Staff