

**MINUTES OF THE TOWN PLAN AND ZONING COMMISSION
TOWN OF WOODBRIDGE
REGULAR MEETING OF JANUARY 3, 2017**

A regular meeting of the Town Plan and Zoning Commission for the Town of Woodbridge was held on Tuesday, January 3, 2017, 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 and Alan Tyma
ALTERNATES: Stephen Skowronek, Andrew Skolnick, and Andrew Pels
EXCUSED: Kathleen Wallace
ALSO PRESENT: Terry Gilbertson – Enforcement Officer
Kristine Sullivan - Land Use Analyst

The Chairman called the meeting to order at 7:32 p.m. Andrew Skolnick was seated for Commissioner Wallace in her absence. Stephen Skowronek was seated for the vacancy on the Commission. Board of Selectmen Liaison Anthony Anastasio was excused.

PUBLIC HEARING CONTINUATION

GRIMADLI'S PIZZA: 1646 LITCHFIELD TURNPIKE

Application for a special permit for second wall sign.

The hearing on the application was continued from the Commission's regular meeting on December 5, 2016 meeting.

Agent Paul Cassella, was present to discuss the application and answer any questions the Commission had. Mr. Cassella stated:

- He had submitted two revised sign plans using channel letters.
- One sign had a total sign area of 3900 square feet, and was 21.49" in height.
- The second sign had a total sign area of 4200 square feet, and was 25.15" in total height.
- Both signs included a back lite white box site stating Lunch – Pizza – Dinner.
- The size of the Grimaldi letters was 14" in the larger of the two signs which was more closely compliant with the recommended letter height of 15" based on the distance the sign would be from Litchfield Turnpike.
- The property owner would permit the extra signage to be installed.

There being no further comments, the hearing was closed.

Later in the meeting, after discussion, the Commission acted as follows on the application:

**** Commissioner Greenberg moved to approve the application for a second wall sign for Grimaldi's Pizza, as shown on the submitted sign plan showing sign dimensions of 25.15" in height and 82.65" in width.**

**** Commissioner Skolnick seconded**

**** Voting for: Commissioners Kaufman, Lipson, Greenberg, Tyma, Skowronek and Skolnick**

**** Opposed: No One**

**** Abstained: No One**

Unanimous approval.

**RECEIPT AND APPROPRIATE ACTION ON APPLICATIONS AND 8-24
REFERRALS**

No new applications or referrals had been submitted to the Commission

WORK SESSION

DISCUSSION OF REGULATIONS

Planning Consultant Leslie Creane was in attendance to review with the Commission the draft Zoning Regulation revisions to the Bulk Tables that she had presented to the Commission at the Commission's special meeting on October 18, 2016. The Commission members and Ms. Creane discussed the revisions in detail. (*Note: The Draft Zoning Regulations are currently available on the Town Plan and Zoning Commission page of the Town website.*)

In discussion it was noted that staff had not had the opportunity to meet with Ms. Creane regarding the draft bulk regulation revisions since the December 5, 2016 Commission meeting and that they would welcome the opportunity to do so. A meeting will be set up between Ms. Creane and staff.

The Chairman also gave a brief description of what the Commission members had observed on their site visit of the Development 2 District on Sunday, December 18, 2016. It was noted that current 75' front yard setback, if reduced, would leave room for expansion of the existing buildings in that District, or the construction of a second building. Ms. Creane noted that the road width could also be narrowed or if left at its current width, would provide for on street parking. It was noted that 18 wheelers commonly make deliveries in that area.

REPORT ON ACTIVITIES OF THE SCRCOG

There was no discussion of this agenda item.

CORRESPONDENCE RECEIVED

ROBERT PRYOR: 190 SEYMOUR ROAD

Request for bond reduction for joint TPZ/IWA bond for the residential site development of 190 Seymour Road

The Commission received a request from Robert Pryor, property owner/developer requesting a reduction in the bond related to the special permit issued by the Commission for earth removal, fill, regrading of the site related to the residential site development of the property. The site had been inspected by ZEO Terry Gilbertson and Commission Consulting Engineer Robert Criscuolo, with a memorandum provided by Mr. Criscuolo of site issues that needed to be addressed.

Following discussion, a motion to grant the request for the reduction in the joint IWA/TPZ bond from \$27300 to \$7300, subject to compliance with the comments of Commission consulting engineer Robert Criscuolo regarding the site was made as follows:

- ** **Commissioner Greenberg made the motion**
- ** **Commissioner Skolnick seconded**
- ** **Voting for: Commissioners Kaufman, Lipson, Greenberg, Tyma, Skowronek and Skolnick**
- ** **Opposed: No One**

Unanimous Approval

APPROVAL OF MINUTES

- **Regular Meeting, November 7, 2016**
 - ** **Commissioner Wallace moved to approve the minutes as submitted.**
 - ** **Commissioner Tyma seconded**
 - ** **Voting for: Commissioners Kaufman, Lipson, Greenberg, Tyma, Skowronek and Skolnick**
 - ** **Opposed: No One**
 - ** **Abstained: No One**

Unanimous Approval

- **Site Inspection of the Development 2 District, December 18, 2016**
 - ** **Commissioner Lipson moved to approve the minutes with the correction of the spelling of Alternate Commissioner Skowronek's name.**
 - ** **Commissioner Skolnick seconded**
 - ** **Voting for: Commissioners Kaufman, Lipson, Skowronek and Skolnick**
 - ** **Opposed: No One**
 - ** **Abstained: Tyma and Greenberg**

Unanimous Approval

MEETING ADJOURNMENT

- ** **Commissioner Lipson moved to adjourn the meeting at 8:43 p.m.**
 - ** **Commissioner Skolnick seconded**
 - ** **Voting for: Commissioners Kaufman, Lipson, Tyma, Skowronek and Skolnick**
 - ** **Opposed: No One**
 - ** **Abstained: No One**
- Unanimous approval**

Accordingly, the meeting was adjourned at 8:43 p.m.

Respectfully submitted,

Kristine Sullivan,
Acting Recording Secretary