

**MINUTES OF THE TOWN PLAN AND ZONING COMMISSION
TOWN OF WOODBRIDGE
REGULAR MEETING OF FEBRUARY 6, 2017**

A regular meeting of the Town Plan and Zoning Commission for the Town of Woodbridge was held on Monday, February 6, 2017, in the Central Meeting Room of the Woodbridge Town Hall, 11 Meetinghouse Lane, Woodbridge, Connecticut.

ROLL CALL

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

The Chairman called the meeting to order at 7:35 p.m. Andrew Pels was seated for Lawrence Greenberg in his absence. Andrew Skolnick was seated for Kathleen Wallace in her absence.

**RECEIPT AND APPROPRIATE ACTION ON APPLICATIONS AND 8-24
REFERRALS RECEIVED SINCE THE JANUARY 3, 2017 MEETING OF THE
COMMISSION**

**TRACY JOHNSON AND KRISTEN IANNUCCI – 1666 LITCHFIELD TURNPIKE
Application for change of use of end unit closest to Litchfield Turnpike to a dog daycare and training facility to be known as Happy Homes Pet Behavior Training LLC.**

The application was formally received by the Commission. The following items were received as part of the application: A narrative description of the use of the business, checks for the town application fee and state land use application, a list of the abutting property owners, and a site plan as required by Section 9.1.2 of the Zoning Regulations.

Tracy Johnson and Kristen Iannucci, applicants, were present to speak regarding the application. In discussion they noted:

- They are proposing to open a dog daycare and training facility in the end unit of the building nearest Litchfield Turnpike at 1666 Litchfield Turnpike.
- The name of the business is Happy Homes Pet Behavior Training, LLC.
- They choose the location because of the easy access for people going to work in surrounding areas to be able to bring their dogs.
- There are no other dog daycare/training businesses in the area.
- Exterior changes would include new business signage and putting up a 6’ privacy fence around the grass at the end of the building.
- The top of the fence would be constructed so that it would have a piece of the fencing angled into the area so that the dogs would not be able to jump over the fence.
- Interior changes would include constructing an inside entrance where there would be two gates that the dogs would have to go through to get to the daycare side which will prevent dogs from being able to run out the door.

- Hours of operation would be:
 Monday – Friday, 7a.m. - 8p.m.,
 Saturday, 9a.m. - 2p.m., and
 Sunday, 9a.m. - 12p.m.
- Group classes would consist of no more than 6 dogs per class.
- Puppy day school would be limited to 10 puppies.
- Day care would be limited to 20 dogs.
- There would be a focus on having a quiet facility.
- There would be times that there would be some barking. Part of the business would be to train the dogs not to bark.
- If noise was disturbing to the neighboring businesses, then there will be noise absorbing material put up to help combat the noise.
- The dogs would not all be outside at one time. They would be rotated out in groups.
- Any waste material would be disposed of in garbage bags and leak proof containers and placed in the appropriate refuse containers for disposal.
- No other special considerations have been required by the Quinnipiac Valley Health District.
- Currently there would be no additional employees, but in the future additional employees might be hired.

Commission members discussed their concerns about noise and the proximity of the existing preschool, the proposed hours of operation and the potential for noise. They considered what, if any, negative effect it would have on the neighbors. It was noted that the noise of the traffic currently on Litchfield Turnpike might be louder than the noise of the dogs barking.

After discussion, the Commission acted as follows:

- ** **Commissioner Tyma moved to approve the application for change of use of end unit closest to Litchfield Turnpike to a dog daycare and training facility to be known as Happy Homes Pet Behavior Training LLC., as proposed, except for the modification of the change in hours of operation for Monday – Friday, to be 7 a.m. – 7 p.m. at 1666 Litchfield Turnpike.**
 - ** **Commissioner Skolnick seconded**
 - ** **Voting for: Commissioners Lipson, Tyma, Pels and Skolnick**
 - ** **Opposed: Kaufman**
 - ** **Abstained: No One**
- 4-1 Approved**

WORK SESSION

REPORT ON ACTIVITIES OF THE SCRCOG

Chairman Kaufman will be attending the next meeting on Thursday, February 9, 2017.

DISCUSSION OF REGULATIONS WITH PLANNING CONSULTANT LESLIE CREANE REGARDING DRAFT REVISIONS TO THE BULK REGULATION SECTION OF THE DRAFT REGULATIONS FOR PROHIBITING DIGITAL BILLBOARDS

Discussion of this agenda item was continued until a special meeting, tentatively scheduled for Monday, February 13, 2017. Three documents which had been forwarded to staff by Ms. Creane were distributed to the members and will be emailed to all Commission members.

CORRESPONDENCE RECEIVED

Consideration and appropriate action regarding correspondence received since the January 3, 2017 regular meeting of the Commission:

1. Notice was received from the Connecticut Federation of Planning and Zoning Agencies of their 69th Annual Conference. Any members interested in going were asked to contact staff.

APPROVAL OF MINUTES

- **Regular Meeting, December 5, 2016**
 - ** **Commissioner Lipson moved to approve the minutes as submitted.**
 - ** **Commissioner Tyma seconded**
 - ** **Voting for: Commissioners Kaufman, Lipson, Tyma and Skolnick**
 - ** **Opposed: No One**
 - ** **Abstained: Pels**
 - Unanimous Approval**
- **Regular Meeting, January 3, 2017**
 - ** **Commissioner Lipson moved to approve the minutes as submitted.**
 - ** **Commissioner Skolnick seconded**
 - ** **Voting for: Commissioners Kaufman, Lipson, Tyma, Pels and Skolnick**
 - ** **Opposed: No One**
 - ** **Abstained: No One**
 - Unanimous Approval**

MEETING ADJOURNMENT

- ** **Commissioner Lipson moved to adjourn the meeting at 8:14 p.m.**
- ** **Commissioner Skolnick seconded**
- ** **Voting for: Commissioners Kaufman, Lipson, Tyma, Pels and Skolnick**
- ** **Opposed: No One**
- ** **Abstained: No One**
- Unanimous approval**

Accordingly, the meeting was adjourned at 8:14 p.m.

Respectfully submitted,

Ms. Tammy Riccitelli

Recording Secretary

Approved Minutes of the Woodbridge Town Plan and Zoning Commission

Regular Meeting of February 6, 2017

Page 3 of 3

