

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

A regular meeting of the Town Plan and Zoning Commission for the Town of Woodbridge was held on Monday, March 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, Kathleen Wallace, and Alan Tyma  
**ALTERNATES:** Stephen Skowronek, Andrew Pels and Andrew Skolnick  
**EXCUSED:** Lawrence Greenberg and Paul Schatz  
**ALSO PRESENT:** Terry Gilbertson – Enforcement Officer  
Anthony Anastasio – Board of Selectmen’s Liaison  
Tammy Riccitelli – Recording Secretary

The Chairman called the meeting to order at 7:32 p.m. Andrew Skolnick was seated for Lawrence Greenberg in his absence.

**RECEIPT AND APPROPRIATE ACTION ON APPLICATIONS AND 8-24  
REFERRALS RECEIVED SINCE THE FEBRUARY 6, 2017 MEETING OF THE  
COMMISSION**

**ROBERT FANTARELLA DBA ELM CITY AUTO AND TRAILER, LLC: 240  
AMITY ROAD**

**Application to open new dealership**

The application, filed under Section 3.9.1 of the Zoning Regulations was formally received by the Commission.

A memorandum from staff noted the following:

- Under Section 3.9.1 no hearing on the application is required.
- The applicant had visited the Commission Office last week after having signed a lease for 240 Amity Road.
- Mr. Fantarella currently owns and operates Elm City Auto and Trailer LLC in Orange, CT. The business sells various types of new trailers and also does repairs of them. Mr. Fantarella operates his business under a “new dealer” license issued by the State Department of Motor Vehicle.
- The Zoning Board of Appeals file for 240 Amity Road shows that the site was approved for a “new dealer” location (at the time for Ciancola Motors). The only Town Plan and Zoning permit for 240 Amity Road was for Ciancola Motors – when the site was actually developed for use by that dealership. Bob and Son’s, to the best of Staff’s knowledge, was the last business to operate on site.
- The State Department of Motor Vehicle issues only licenses for “new dealer”, “used dealer”, “recycling (junkyard)”, “manufacturing” or “renter/leaser”. They do not differentiate between types of vehicles being sold, repaired, etc.
- Town Counsel was asked, if in fact, a new use permit needs to be issued by the Town Plan and Zoning or if the use of the sale and repair of new trailers is allowed as a “same type of use” as the former car dealership. Town Counsel had advised staff that unfortunately, he will not have a final opinion by this evening’s meeting.

- Copies of the permit issued by the Town Plan and Zoning Commission to Ciancola Motors (a Subaru dealership that formerly occupied the site) were distributed to Commission and also provided to the applicant.

Robert Fantarella, Applicant, was present to speak regarding the application. Mr. Fantarella submitted copies to the Commission of his dealer's license and some photos of their showroom and the types of trailers that they sell. He then spoke noting:

- He is proposing to open his existing trailer business from Orange, CT to a new location at 240 Amity Road where he signed a lease.
- He has been in business for four years.
- His business works under the same license as a new car dealer.
- The business consists of commercial and recreational trailers – excluding tractor trailers.
- He believes that this is a great location for his business.
- He would like to go in there and clean the property up. They have been in there spackling, tiling, cleaning and removing trees on the roof.
- They are trying to determine how much work this building will actually need.
- Cosmetically, he wants the building to look much better than it is now.
- He does not want to put up any new lighting. He will use the existing lighting.
- He is willing to follow the direction of having the lights shine straight down if the lighting is found to be intrusive. The lights are adjustable.
- He would like to keep the lot lit up at night.
- For signage, he will not do anything that was not already done. He will use the existing pole and will put a sign on the building.
- The license from the State goes with the address of the property so he will need to apply for the new license at this location.
- There are two options being considered for the front of the building. Re-do the front with wood or take it off completely and paint the building.
- This building has been vacant for seven years and there is a lot of clean up to be done on the interior as well.
- He has measured from the road back to the end of the curb which is just about 20 feet from Amity Road.
- Anything that you sell you have to service as well. We do the repair of the trailers.
- The hours of operation would be:  
  - Monday – Friday, 8a.m. – 5p.m., and
  - Saturday, 8a.m. – 1p.m.
- There will be a small indoor showroom.
- Indoors will mostly be for parts, service, and accessories.
- There will be no customers allowed in the shop area.
- There was a retaining wall in the back of the building and at some point he believes a big block wall was installed which has helped keep the mud and debris from washing down since it was put in place.
- The parking lot in the front is paved and has some cracks. He intends to cut out the cracks and patch the areas and then seal the entire driveway so that it is esthetically pleasing.

- The 50 foot buffer would take up a lot of the parking lot. To take another 30 feet from where he measured that would hurt his business for inventory.
- This business is seasonal. There is a lot more inventory in the spring, and in the fall the inventory is lowered.
- This is a long-term lease with the option to buy.
- This is a family business.
- He would like to move to this new location as soon as possible.
- He does have a site plan available.
- They do not change oil because trailers don't have motors.

Commission members discussed their concerns with this application regarding the special exceptions that were given on this property when the previous applicant received the variance and how it was clear that it was for motor vehicles – not trailers, the condition that no vehicles be parked or displayed for sale in the front yard within 50 feet of the easterly boundary line of the property adjoining Amity Road, sign regulations, traffic issues, and the question that was presented to Town Counsel.

Further discussion and action on the application was continued until a special meeting of the Agency to be held during the week of March 20, 2017 to allow time for Town Counsel to respond to Staff's question regarding if a new application is needed. *The Commission recommended the applicant be prepared as though a new application is needed to save time in the event that Town Counsel determines that a new application is needed.*

## **WORK SESSION**

### **REPORT ON ACTIVITIES OF THE SCRCOG**

There was no discussion of this agenda item.

### **CORRESPONDENCE RECEIVED**

**Consideration and appropriate action regarding correspondence received since the February 6, 2017 regular meeting of the Commission:**

1. Request from Attorney John Knuff on behalf of Woodbridge Village Associates for the renewal of the site plan approval for Active Adult Planned Development at 1710 and 1722 Litchfield Turnpike; 49, 53 and 57 Bradley Road.

*A memorandum from staff noted:*

*Based on CGS Section 8.3(m), since the original permit was issued on June 2, 2008, the permit can be renewed for a maximum of 14 years from the date of issuance.*

*The original permit was valid for five years, the permit was renewed once for a period of an additional four years or until June 2, 2022. (A copy of the text of CGS 8.3(m) was also provided to the Commission members.)*

Attorney Knuff was present and noted that he was asking for the renewal of the site plan approval which will expire June 2017 to the maximum time of June 2022. He noted that the Inland Wetlands Agency had already granted a renewal of its permit for the site.

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

- \*\* **Commissioner Skolnick motioned to approve the renewal of the site plan approval for Active Adult Planned Development at 1710 and 1722 Litchfield Turnpike; 49, 53 and 57 Bradley Road extension to June 2022.**
- \*\* **Commissioner Wallace seconded**
- \*\* **Voting for: Commissioners Kaufman, Wallace and Skolnick**
- \*\* **Opposed: Lipson and Tyma**
- \*\* **Abstained: No One**

**3-2 Approved**

### **OTHER BUSINESS**

Zoning Enforcement Officer Terry Gilbertson discussed with the Commission questions about lighting bands on the canopy for the Phillips 66 gas station at 1655 Litchfield Turnpike. Samples of the proposed signage were provided to the Commission members for their review.

After discussion, it was the consensus of the Commission that if it were to be illuminated, then it would be considered a sign. Commission members expressed no preference as to which non-illuminated canopy they would prefer.

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

Earlier in the day staff had forwarded to Commission members, electronic copies of the following three sections of the Draft Regulations which had been provided by Planning Consultant Leslie Creane.

- Basic Standards
- Definitions
- Bulk and Dimensional

Also emailed to Commission members was a draft prepared by Consulting Engineer, Robert Criscuolo for:

- SECTION X. EXCAVATION, REMOVAL, FILLING, GRADING AND PROCESSING OF EARTH PRODUCTS.

*(Note: the foregoing was mistakenly labeled "Stormwater Regs". These regs have not yet been reviewed by staff in concert with Leslie and Bob)*

Hard copies of the foregoing sections were distributed to Commission members at the meeting.

Planning Consultant Leslie Creane was in attendance to review with the Commission the above referenced materials. Because the Commission has not had the time to review the new information it was the consensus of the Commission to continue discussion until a special meeting of the Commission to be held the week of March 20, 2017 to give time to go over the documents. Commission members requested that Leslie prepare areas that show size examples (*scale map and scale*).

### **APPROVAL OF MINUTES**

- **Regular Meeting, February 6, 2017**
  - \*\* **Commissioner Lipson moved to approve the minutes as submitted.**
  - \*\* **Commissioner Skolnick seconded**

**\*\* Voting for: Commissioners Kaufman, Lipson, Tyma and Skolnick**  
**\*\* Opposed: No One**  
**\*\* Abstained: Wallace**  
**Unanimous Approval**

**MEETING ADJOURNMENT**

**\*\* Commissioner Skolnick moved to adjourn the meeting at 8:59 p.m.**  
**\*\* Commissioner Lipson seconded**  
**\*\* Voting for: Commissioners Kaufman, Lipson, Wallace, Tyma and Skolnick**  
**\*\* Opposed: No One**  
**\*\* Abstained: No One**

**Unanimous approval**

**Accordingly, the meeting was adjourned at 8:59 p.m.**

Respectfully submitted,

Ms. Tammy Riccitelli  
Recording Secretary