

**MINUTES OF THE TOWN PLAN AND ZONING COMMISSION
TOWN OF WOODBRIDGE
SPECIAL MEETING OF MARCH 23, 2017**

A special meeting of the Town Plan and Zoning Commission for the Town of Woodbridge was held on Thursday, March 23, 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 Kathleen Wallace
ALTERNATES: Andrew Pels and Andrew Skolnick
EXCUSED: Lawrence Greenberg, Paul Schatz and Stephen Skowronek
ALSO PRESENT: Terry Gilbertson – Enforcement Officer
Anthony Anastasio – Board of Selectmen’s Liaison
Kristine Sullivan – Acting Recording Secretary

The Chairman called the meeting to order at 7:08 p.m. Andrew Skolnick was seated for Lawrence Greenberg and Andrew Pels was seated for Paul Schatz. Commissioner Alan Tyma arrived at 7:15.

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

Application to open new dealership

Mr. Fantarella was present to discuss the application he submitted to the Commission that had been received at the Commission’s regular meeting on March 6, 2017 for sale and repair of trailers. He provided the Commission with a copy of a site plan for the 240 Amity Road property which he had revised to show where he proposed to do new landscaping plantings and have areas for trailer displays, customer parking, and customer drop-off. In discussion he noted that he was proposing to:

- Plant buffers 3’ to 4’ in height of rhododendrons and daylilies.
- Remove the existing chain link fence.
- Install a low wooden fence, per a picture he submitted which would be installed by Orange Fence.

Commission members then noted that in response to a request to Town Counsel for an opinion regarding if a new application was needed for the proposed sale and repair of trailers in place of the original approved use for automotive sales and repairs, a Memorandum dated March 20, 2017 had been received from Town Counsel and distributed to the Commission members with the following concluding statement:

If the proposed use does not fall within the Original Use Permit and is not a permissible use for this Property under the Woodbridge Zoning Regulations, then the Tenant needs to file an application for a permit from the Town's Plan and Zoning Commission. According to the Town's Zoning Regulations the Property falls within the GB District. Per Table 3.1.2.2 of the Woodbridge Zoning Regulations the only permissible uses for this district that might apply would be "2. Wholesale and Retail Stores" or "4. Public garage for the storage and repair of automobiles or parking lots offices". Neither of these listed uses accurately reflects the Tenant's proposed use as a trailer dealership and repair shop. A proposed use that does not fall within one of the permissible uses for a specific zoning district must be specifically approved by the Town Plan and Zoning Commission following an application and public hearing

per the Zoning Regulations. "The Town Plan and Zoning Commission may, upon formal application and after the public hearing, when, in its judgment the public convenience and welfare will be served and appropriate use of the adjoining property will not be substantially injured, authorize other business uses not specifically permitted by this section of the Regulations." See #8 of Table 3.1.2.2 of the Woodbridge Zoning Regulations. Accordingly, the proposed Tenant should file an application with TP&Z in order to gain approval for the proposed use of the Property.

Note: A copy of the foregoing memorandum had also been forwarded to the applicant.

Following discussion of the memorandum, the Commission members by consensus scheduled a public hearing on the application for the change of use from the sale and repair of new automobiles to the sale and repair of new trailers for the Commission's regular meeting on April 3, 2017. The applicant was asked to furnish a revised site plan showing a minimum setback of 30' from the front property line for display of trailers and a color rendering of the proposed sign for the business.

DISCUSSION OF REGULATIONS WITH PLANNING CONSULTANT LESLIE CREANE REGARDING DRAFT REVISIONS TO THE ZONING REGULATIONS IN RESPONSE TO THE RECOMMENDATIONS OF THE 2015 TOWN PLAN OF CONSERVATION AND DEVELOPMENT

Planning Consultant Leslie Creane was in attendance for this discussion. The Commission reviewed the draft Section 5 regarding Basic Standards with Ms. Creane. She distributed a "Bulk Comparison Chart" of the current Zoning Districts and the new proposed Zoning Districts. In the course of the discussion it was noted that the Commission will want to revisit the issue of in-law-apartments.

At the completion of the review of Section 5, a special meeting of the Commission was scheduled for Thursday, April 20, 2017 at 6:30, location to be determined based on meeting room availability.

MEETING ADJOURNMENT

- ** Commissioner Tyma moved to adjourn the meeting at 9:59 p.m.**
- ** Commissioner Wallace seconded**
- ** Voting for: Commissioners Kaufman, Lipson, Wallace, Tyma, Pels and Skolnick**
- ** Opposed: No One**
- ** Abstained: No One**

Unanimous approval

Accordingly, the meeting was adjourned at 9:59 p.m.

Respectfully submitted,

Kristine Sullivan, Acting Recording Secretary