

**APPROVED MINUTES**

**ARCHITECTURAL REVIEW BOARD  
FORMED BY  
THE TOWN PLAN AND ZONING COMMISSION  
TOWN OF WOODBRIDGE  
MEETING ON FEBRUARY 19, 2008**

**A meeting of the Architectural Review Board formed by the Town Planning and Zoning Commission for the Town of Woodbridge was held on February 19, 2008, in Room 16 of the Center Building, 4 Meetinghouse Lane, Woodbridge beginning at 7:00 p.m..**

**ATTENDANCE**

**Present** Dorothy Martino, Andrew Robinson, Nathan Topf and Patricia Warren

**Excused:** Marvin Schaefer

**Also Present:** Kristine Sullivan, Land Use Analyst

**Meeting commenced at 7:30 p.m.**

**Consideration and Appropriate Action Regarding:  
Woodbridge Estates LLC – 1710 & 1722 Litchfield Tpke, 49, 53 & 57 Bradley Road  
New Construction of an Active Adult Planned Development (AAPD)**

Representatives from Woodbridge Estates LLC were present at the request of the ARB members to review the revised AAPD development plans. Those representatives in attendance were: Paxton Kinol representing the developer; Jack McLaurin AIA, Lessard Group, Architect; Stephen Hanson, Stantec Associates, Landscape Architect; John Emberly, Stantec Associates, project engineer, and John Knuff, HSSK, Attorney.

Those individuals reviewed their respective components of revisions that had been made to the plans for Woodbridge Estates in response to the conditional approval of the project by the Town Plan and Zoning Commission. The presentation included a review of samples of materials that are proposed to be used in the construction of the development.

The project revisions include:

- Reduction in building heights to 45' – achieved by lowering the ceiling height in the first floor commercial units as well as the residential units on the upper floors of the “C” buildings.
- Change in front yard setbacks along Litchfield Turnpike and Bradley Road from 25' to 50'
- Change in one of the main types of residential units used in the project.
- There has been an over all reduction in the number of residential units from 147 to 137. The “unit” count on the north side of Bradley Road is the same as the original proposal. The “unit” count on the south side of Bradley Road has been reduced.
- One mixed commercial/residential unit was deleted from the south side of Bradley Road.
- Slight road layout reconfiguration.

The ARB members requested that they be furnished with the following additional materials by next Tuesday when the ARB will meet again to discuss the revised plans.

- Small set of floor plans
- Photos of a project done in New Canaan by the developers.
- Hardscape plans for the project
- Landscape proposal for the rear of the “C” buildings.
- Specifications on exterior finishes.

Following the representatives presentation, the ARB members continued with their own “work” session to discuss and review the plans. ARB members identified the following as areas of “concern”:

- Rarticulation of the rear roofscape of the T-1 and T-2 buildings to provide more variation and shape for that roof line which would be visible to the residents on Landin Street.
- Address the massing of the T-1 and T-2 buildings possibly by having multiple smaller clusters such as “three” clusters verses “two” – which would provide for additional green space between the clusters.
- Have the width of the green space between the building clusters be confirmed to comply with the at least the required minimum spacing of 20’.
- Rarticulate the south elevations of buildings C-1, C-3 and C-4 and the west elevation of building C-3 to be soften and layered so that the impact of the multiple garage doors and parked cars is softened from the view of those units from the front doors of the townhouse units T-1, T-2 and T-6.

The ARB members also discussed a memorandum they had received from the TPZ members regarding the project. A draft response to that memorandum was discussed. Additional discussion of a response to the TPZ memorandum will be discussed at the February 26, 2008 ARB meeting. At that meeting the ARB members will discuss and finalize a report on the revised plans for the AAPD for submission to the Town Plan and Zoning Commission at its next regular meeting on March 3, 2008.

The meeting adjourned at 10:45 p.m. by consensus of the ARB members.

Respectfully submitted,

Kristine Sullivan, Acting Secretary