

**MINUTES OF THE TOWN PLAN AND ZONING COMMISSION
TOWN OF WOODBRIDGE
SPECIAL MEETING OF JUNE 22, 2009**

A special meeting of the Town Plan and Zoning Commission for the Town of Woodbridge was held on Monday, June 22, 2009, in Woodbridge Town Hall, 11 Meetinghouse Lane, Woodbridge, Connecticut.

ROLL CALL

PRESENT: Donald Celotto, Jr., Chairman; Allen Lipson;
Jeffrey Kaufman; Gilbert Hogan; and
Joseph Palmieri

ALTERNATES: Peggy Rubens-Duhl
Christopher Dickerson, seated for Kathleen Wallace

EXCUSED: Kathleen Wallace

ABSENT: Akhil Reed Amar (alternate)

ALSO PRESENT: Terry Gilbertson, Zoning Enforcement Officer
Linda O'Neill – Recording Secretary

The meeting was called to order by the Chairman at 7:35 p.m.

HEARING CONTINUATION AND APPROPRIATE ACTION REGARDING:

Carl Davia, Developer For Olga V. Galustian: 140 Rimmon Road
Application for a two-lot subdivision and associated request for a waiver of the requirement for the provision of an open space set-aside in the subdivision.
At the request of the applicant's project engineer, the hearing on the subdivision application was continued until the Commission's regular meeting on July 6, 2009.

RECEIPT AND APPROPRIATE ACTION REGARDING:

JAMES AND DIANE URBANO: 245 AMITY ROAD
Application to amend the allowed used at 245 Amity road to include retail uses.
Ms. Diane Urbano, co-applicant, was present to discuss the application. At the time that the Urbano's had been applying to the Commission for the original use approval for the site, they had also submitted an application to amend the Zoning Regulations to allow retail uses in the Development 1 District. When the Zoning Regulations had been amended to allow retail uses in the DEV-1 District, they had assumed that retail uses for the site were automatically allowed. It was brought to the Urbano's attention that the original use approval for the site needed to be amended to specifically include retail uses.

Chairman Celotto stated that Town Plan of Conservation and Development and the Village District regulations anticipated retail uses in the DEV-1 District.

No one spoke in favor of the application.

No one spoke in opposition of the application.

Following discussion, Commission members acted as follows on the application:

**** Chairman Celotto moved approval to amend the allowed uses for 245 Amity Road to include retail uses.**

**** Mr. Hogan seconded**

**** Voting for: Celotto, Lipson, Hogan, Palmieri, Kaufman and Dickerson**

**** Opposed: No One**

**** Abstained: No One**

Unanimous approval

BEECHER ROAD SCHOOL: 40 BEECHER ROAD

Connecticut General Statute 8-24 request regarding construction of the Kucinkas Memorial Track

Dr. Gaeton Stella, Superintendent for Beecher Road School was present to discuss the CGS 8-24 request. In discussion he stated that the planned exercise loop is ready for construction. Funds have been raised from multiple sources and a grant has been received through the assistance of Senator Joseph Crisco. The track will be used by the athletic department of the school and will be available to the general public in off hours. Dr. Stella noted that the track was named in honor of Kevin Kucinkas who was a teacher as well as a staunch advocate for wellness, nature and the environment. There has been strong support from the Board of Education, the Board of Selectmen and the Board of Finance for the project.

Per CGS 8-24 the Commission must make a report on the request within 35 days of the date of the submission of the CGS 8-24 request for a report. The Commission is required to act no later than July 10, 2009.

No one spoke in favor of the application.

No one spoke in opposition of the application.

Following discussion, Commission members acted as follows on the application:

**** Chairman Celotto moved approval**

**** Mr. Dickerson seconded**

**** Voting for: Celotto, Lipson, Hogan, Palmieri, Kaufman and Dickerson**

**** Opposed: No One**

**** Abstained: No One**

Unanimous approval

DISCUSSION AND APPROPRIATE ACTION REGARDING:

TOWN PLAN OF CONSERVATION AND DEVELOPMENT

Updating the Town Plan to address use of the n/f Woodbridge Country Club properties located at:

- 805 Fountain Street .05 Acres- with pump house
- 17 Woodfield Street 12.06 Acres – parking area
- 50 Woodfield Street 141.91 Acres – golf course and attending building
- 60 Woodfield Street 1.50 Acres – residence with garage,

which are being purchased by the town.

Chairman Celotto pointed out that at the present time the use, ownership and operation, etcetera, for this new acquisition by the Town are not included within the scheme of the Town Plan of Conservation Development. In addition, given the statutory requirement of notice to other regulatory bodies, it is recommended that any further action be deferred on this matter until September of 2009.

Terry Gilbertson, Zoning Enforcement Officer, pointed out that staff members have drafted a proposed amendment under 4.4 of the Town Plan and Conservation Plan for consideration by the Commission.

Chairman Celotto indicated that it would be up to the Commission to make recommendations for the potential uses of the land. To this end, Commissioners Kaufman, Rubens-Duhl and Lipson were appointed to serve on a subcommittee to make recommendations at the July 6, 2009, Regular Meeting of the Commission. There is much work to be done on this plan, including considerations of roadway usage, open space, topographical issues, residential development and golf course management. When the plan is refined and all appropriate agencies are notified, a public hearing will be scheduled, perhaps in September.

ADJOURNMENT

**** Mr. Hogan moved adjournment at 8:30 p.m.**

**** Mr. Lipson seconded**

**** Voting for: Celotto, Lipson, Hogan, Palmieri, Kaufman and Dickerson**

**** Opposed: No One**

**** Abstained: No One**

Passed by unanimous approval

Accordingly, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Ms. Linda O'Neill
Recording Secretary