

APPROVED

**MINUTES OF THE TOWN PLAN AND ZONING COMMISSION  
TOWN OF WOODBRIDGE  
REGULAR MEETING OF MAY 5, 2008**

A regular meeting of the Town Plan and Zoning Commission of the Town of Woodbridge was held on May 5, 2008, in Central Meeting Room of the Woodbridge Town Hall, Woodbridge, Connecticut.

**ROLL CALL**

**Present:** Donald Celotto, Jr., Chairman, Gil Hogan, and Allen Lipson

**Alternates:** Peggy Rubens-Duhl, and Christopher Dickerson

**Excused:** Kathleen Wallace

**Absent:** Akhil Reed Amar (alternate), Joseph Palmieri and Jeff Kaufman

**Also Present:** Howard Mirsky, Commission Traffic Consultant, Terry Gilbertson, Zoning Enforcement Officer, Kristine Sullivan, Land Use Analyst, and Carolyn Donovan, Recording Secretary

Alternate Christopher Dickerson voted in place of Mr. Kaufman and alternate Peggy Rubens-Duhl voted in place of Mr. Palmieri.

The meeting was called to order by the Chairman at 7:36 p.m.

**PUBLIC HEARINGS**

**WOODBIDGE VILLAGE ASSOCIATES, LLC. - 1710 & 1722 Litchfield Tpke & 49, 53 & 57 Bradley Road – Related to Active Adult Planned Development**

- **Sediment and Erosion Control Certification.**
- **Site Plan Approval.**
- **Excavation, Removal, Filling, Grading & Processing of Earth Products.**
- **A request for a waiver of (i) the required front yard setbacks in a DEV-1 Zone to fifty (50') feet, in conformance with the Commission's August 7, 2007 memorandum to the applicant, and (ii) Section 3.654 which requires a fence between the proposed development and the rear of the properties located on Landin Street.**

Chairman Donald Celotto, Jr., stated the following items had been received by the Commission relative to the project:

- Copy of correspondence dated March 27, 2008 between Robbin Cabelus, Executive Director of the State Traffic Commission, and Mr. Kermit Hua, Traffic engineer with Stantec.
- A letter dated April 10, 2008 from Attorney John Knuff consenting on behalf of Woodbridge Village Associates, LLC, to an extension of time until May 5, 2008 within which to close the public hearing on the Excavation, Removal, Filling, Grading and

Processing of Earth Products permit.

- Conceptual streetscape plans for Litchfield Turnpike.
- Copy of a letter dated April 21, 2008 to Andrew Esposito, Fire Chief with attached diagrams regarding emergency vehicle access to the site.
- Comments dated April 30, 2008 from Commission consulting engineer Robert Criscuolo on the special permit for Excavation, Removal, Filling, Grading and Processing of Earth Products.
- Comments dated April 30, 2008 from Commission consulting engineer Robert Criscuolo on the AAPD application.
- Comments dated May 1, 2008 from project engineer John F. Eberle of Stantec responding to Mr. Criscuolo's April 30, 2008 comments.
- Copy of a letter to the Town Plan and Zoning Commission dated February 11, 2008, regarding revised zoning tables for the project.
- Comments dated May 5, 2008 from project engineer John F. Eberle of Stantec, responding to Mr. Criscuolo's April 30, 2008 comments.
- New Sheet S-07A related to the application for Excavation, Removal, Filling, Grading, and Processing of Earth Products.
- Revised bond estimate related to the application for Excavation, Removal, Filling, Grading and Processing of Earth Products.

Attorney John Knuff, representing the applicant was present to speak on behalf of the project applications.

Shawn Rowland, Woodbridge Volunteer Fire Department Assistant Fire Chief was present to comment on the application on behalf of the Fire Department. During his presentation he stated:

- That representatives of the Fire Department had met with the applicants a month ago and reviewed the drawings and turning radius information.
- The one concern that the Fire Department has emergency vehicle access between buildings V4 and V5.
- The Fire Department believes that it would be difficult to get a truck out of that area and would like to see another access way exit for V4 and V5 like there is for the access way between buildings V5 and V6.

Commission member Christopher Dickerson questioned Mr. Rowland whether with the current fire equipment if it would be possible to reach the top of building C2. Mr. Rowland responded that the current fire equipment could not reach it. Mr. Rowland added that there are other buildings in Woodbridge that the Fire Department are not able to reach the top of.

Attorney Knuff stated that the applicants are willing to solve the issues regarding V4 and V5, and would be willing to have be a term of approval of application – if required by the Commission.

John Eberle, Project Engineer with Stantec, then spoke on behalf of the application. During his

presentation he:

- Reviewed his responses to Mr. Criscuolo's comments that had also been submitted in writing to the Commission.
- Reviewed the updated bond estimate.
- Stated that the applicant has requested a waiver for the required fence on the Southerly part of the parcel, but would be willing to put up the fence if the Commission wanted to make that a condition of approval.

Chairman Celotto questioned the developer's representative Paxton Kinol on the estimated timeframe for completion of work on the whole project. Mr. Kinol responded that it would take approximately 8 to 10 months for the site work to be completed.

Commission member Allen Lipson stated he would like to see more affirmative interest from lenders to undertake a project the magnitude in size of what the proposal before the Commission, given the current economic climate. He also questioned what would happen if no units are sold. Mr. Kinol responded that some of the development partners in the project are silent partners, and would not like their names on public record; and asked the Commission if they could give him some ideas on what they would like him to provide.

Peter Klein, who resides at 51 Maplevale Road, spoke on behalf of the application stating that he thought that the project would be good for the Town, and would bring in a good amount of tax revenue.

Daniel Raucci stated that he is not opposed or in favor of the application but would not want the property to be above his property level due to water run-off.

The public hearing on the Excavation, Removal, Filling, Grading & Processing of Earth Products application was re-continued until the Commission's special meeting on May 19, 2008 after an extension of time to do so was granted by the applicant.

## **RECEIPT AND APPROPRIATE ACTION ON APPLICATIONS AND 8-24 REFERRALS RECEIVED SINCE THE APRIL 7, 2008 MEETING OF THE COMMISSION**

### **ROBIN SCHAFFER -1 Overhill Road**

#### **Application for residence office permit for Four Flours Homestyle Baked Goods.**

The application was formally received by the Commission and scheduled for a public hearing at the Commission's next regular meeting on June 2, 2008.

### **IANNINI & SONS, INC. -12 Landin Street**

#### **Application for three lot subdivision.**

The application was formally received by the Commission and scheduled for a public hearing at the Commission's next regular meeting on June 2, 2008.

**TOM PROVENZANO - 24 Burma Road**

**Application for permit for Excavation, Removal, Filling, Grading & Processing of Earth Products related to the residential site development of property.**

The application was formally received by the Commission. Staff was authorized to schedule a public hearing on the application – provided that the application fee, and more detailed site and stormwater management plans are submitted prior to submission run date for the hearing legal advertisements. If scheduled by staff, the public hearing would be at the Commission’s next regular meeting on June 2, 2008.

**REGULATION REVISIONS**

**Discussion, update and appropriate action regarding ongoing update of the regulations, including but not limited to signage.**

Note: Discussion of draft revised Zoning Regulations was deferred until the Commission’s regular meeting on June 2, 2008.

**CORRESPONDENCE**

**Consideration and appropriate action regarding correspondence received since the April 7, 2008 meeting of the Commission.**

- **Request from engineer John Paul Garcia on behalf of Suzanne Frechette, for an extension of 90 days in which to file the mylar for the Frechette resubdivision of 1163 Racebrook Road.**

It was the consensus of the Commission members to grant the request made by project engineer John Paul Garcia on behalf of Suzanne Frechette for a 90 day extension of time in which to file the subdivision mylar for 1163 Racebrook Rd..

**APPROVAL OF MINUTES**

**Minutes of Regular Meeting on April 7, 2008**

**\*\*\* Mr. Dickerson moved approval of the minutes as submitted**

**\*\*\* Mr. Hogan seconded.**

**\*\*\* In Favor: Celotto, Dickerson, Hogan, Lipson and Rubens-Duhl**

**\*\*\* Opposed: No One**

**\*\*\* Abstained: No One**

**Unanimous Approval**

**ADJOURNMENT OF MEETING**

**\*\*\* Mr. Celotto moved to adjourn the meeting at 8:55 p.m.**

**\*\*\* Mr. Hogan seconded**

**\*\*\* In Favor: Celotto, Dickerson, Hogan, Lipson and Rubens-Duhl**

**\*\*\* Opposed: No One**

**\*\*\* Abstained: No One**

**Unanimous Approval**

**Accordingly, the meeting was adjourned at 8:55 p.m.**

Approved Minutes of the Woodbridge Town Plan and Zoning Commission  
Regular Meeting of May 5, 2008

Respectfully submitted,

Carolyn Donovan  
Recording Secretary