

**MINUTES OF A JOINT MEETING OF THE TOWN PLAN AND ZONING
COMMISSION AND ECONOMIC AND DEVELOPMENT COMMISSION
TOWN OF WOODBRIDGE
JANUARY 27, 2009**

A joint meeting of the Town Plan and Zoning Commission (TPZ) and Economic Development Commission (EDC) of the Town of Woodbridge was held on Tuesday, January 27, 2009 in Room 16 of the Center Building, 4 Meetinghouse Lane, Woodbridge, Connecticut.

ROLL CALL

TPZ Members Present: Donald Celotto, Jr., Chairman, Gil Hogan, Allen Lipson, Peggy Rubens-Duhl (alternate) and Christopher Dickerson (alternate)

TPZ Members Excused: Kathleen Wallace and Joseph Palmieri

TPZ Members Absent: Jeff Kaufman and Akhil Reed Amar (alternate)

EDC Members Present: Mica Cardozo, Jody Ellant, Roger Harrison, Chairman, Garrett Luciani, Robert Ritchie, Paul Rossi, Diane Urbano and Barry Wolf

EDC Members Excused: Herbert Mendelsohn

Also Present: Terry Gilbertson, Zoning Enforcement Officer, Kristine Sullivan, Land Use Analyst, William Fox, Selectman and First Selectman Edward Maum Sheehy

The joint chairs commenced the meeting at 7:45 p.m.. Mica Cardozo, Jody Ellant, Paul Rossi and First Selectman Edward Maum Sheehy arrived after the meeting had commenced.

AGENDA

- Discussion regarding presentations made to date by Prof. Plattus
- General Discussion of the roles/regulatory authority of the TPZ and EDC.

Opening remarks were made by Chairman Celotto and Harrison.
Chairman Celotto identified that the TPZ Commission goals are to:

- Assist with maximizing the town's economic development
- Provide compatible, complimentary development within the whole Town, but in

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particular the mixed residential/business Districts in the southeast portion of town.

- Protect the thriving residential neighborhoods found in the southeast portion of town.
- Revise the sign regulations to be supportive of businesses.

He also noted that the TPZ has:

- Established liquor regulations to discourage bars and package stores.
- Considered that a signpost by Bank Street would be useful to advertise the “interior” businesses on Selden Street.

Chairman Harrison identified that the EDC focus is:

- A limited area of town (the southeast portion)
- To find ways to improve the physical assets of that portion of town to facilitate attracting businesses to town.
- Identify the strengths and weaknesses of the town
- How to market the business districts in town.

He also noted that:

- Prof. Plattus has identified areas in the Town Plan of Conservation and Development and Zoning Regulations that may need to be revisited.
- Prof. Plattus has raised the idea of creating a “gateway” to Woodbridge. Nothing currently defines the “entrance” to Woodbridge.
- In Phase I, Prof. Plattus responded to traffic issues in the southeast corner of town with a plan.
- There are “five” types of uses in the business districts:
 1. Banks
 2. Retail
 3. Elderly housing/Healthcare
 4. Automotive
 5. Office Uses

In discussion the following was also noted:

- The town must not only seek to attract businesses, but also assist the existing businesses to thrive.
- Identify why Woodbridge is a better place to bring a business than any of the surrounding towns.
- Develop a community campaign to support local businesses.
- Create a business environment that is acceptable to the community.
- Create an outreach program to the 30 largest businesses in town and find out what they have to say about their needs.
- The town needs to identify what it wants the southeast corner of town to look like, i.e. “walker friendly”?
- Does either Commission know what the people of Woodbridge want?
- The need to conduct focus groups and involve the neighborhood – residents and businesses alike.

- Traffic issues, including use of curb age and sidewalks.
- The lack of a Town Center and “Green”.
- Use of a questionnaire to gather information from residents and businesses.

There was discussion of establishing “joint” subcommittees which would tap the resources of both Commissions. Three suggested subcommittees were:

1. Lighting/streetscapes/traffic flow/signage
2. Regulations
3. Building blocks for development

It was the consensus of those present that:

- Focus groups need to be done soon. (It was noted that Prof. Plattus could assist in structuring and running them)
- Formulate a questionnaire. (It was noted that Prof. Plattus could assist in doing this).
- Subcommittees need to be established. (It was noted that the subcommittees will be discussed by the TPZ members at their regular meeting on February 2, 2009.)

It was consensus of those present to adjourn the joint meeting at 8:55 p.m.

Respectfully submitted,

Kristine Sullivan
Acting Recording Secretary