



TOWN PLAN AND ZONING COMMISSION
TOWN OF WOODBRIDGE
WOODBRIDGE, CONNECTICUT

RECEIVED

FEB 04 2021

TIME: _____
TOWN CLERK, WOODBRIDGE
TEL. (203) 389-3406

AMENDED AGENDA* OF TOWN PLAN AND ZONING REGULAR MEETING
MONDAY, FEBRUARY 1, 2021

ADJOURNED TO TUESDAY, FEBRUARY 9, 2021 AT 6:30 PM VIA WEBEX

***At the request of the Open Communities Trust LLC, the order of the Agenda for the meeting of February 1, 2021 adjourned to Tuesday February 9, 2021 will be changed to have the public hearing continuation on the application of 2 Orchard Road LLC and Open Communities Trust, LLC be the last order of business on the evening's agenda. That public hearing continuation will commence no earlier than 8:00 pm**

AMENDED AGENDA ORDER

- The documents related to the public hearings being held this evening are available to viewed at: <https://www.woodbridgect.org/189/Town-Plan-Zoning-Commission>
- In accordance with Governor Lamont's Executive Order # 7B. Section 1, which suspends the open meeting requirements of in-person participation, audio and video of this regular meeting will be simultaneously televised on Channel 79 and the WGATV YouTube page in order to allow the public to view and listen to the meeting at : <https://www.youtube.com/user/wgatv79>
- In person attendance will not be possible due to the meeting being held via WebEx.
- Audio conference information
+1-408-418-9388
Event number: 179 108 0701
Event password: QfjaCp3yB33

PUBLIC HEARINGS

Note: The hearing continuation on item # 1 will be continued at the request of the applicant

**1. New England Brewing Company: 1710 Litchfield Turnpike (Hearing Continuation)
Applications for:**

- Architectural review under Section 3.3.U.7.
- Site plan review under Section 5.5.
- Soil erosion and sedimentation control plan review under Section 6.4.
- Special exception for a manufacturer of beer and brew pub under Section 3.3.HH.1.i.
- Special exception for a second wall sign per Table 4.7, Item 3.
- Special exception for two freestanding signs per Table 4.7, Item 8.
- Special exception for earth material movement in excess of 1,000 cubic yards on a parcel more than five (5) acres in size per Section 3.3.N.
- Zoning text change to add "brew pub" to Section 3.3.HH.3.a. as shown below:
Except for restaurants in the B, BI, GB, GBA, and Dev 1 Zones operating under CT Gen. Statutes, businesses in the BI, GB, GBA, and Dev 1 Zones operating

under a manufacturer of beer permit under CT Gen. Statute Section § 30- 20(b), brew pubs, and golf clubs including a catering hall of not more than three thousand five hundred (3,500) square feet in size and/or restaurant and/or concession stand operating respectively under CT Gen. Statute, no building or premises shall be used...

1. **Attorney Bernard Pellegrino: 245 Amity Road**

Application for Special Exception to permit a Retail Liquor Establishment (Package Store) at 245 Amity Road pursuant to Section 3.3.HH.1.4 of the Zoning Regulations for the Town of Woodbridge

- Ways to Participate in the Scheduled Public Hearings/Public Hearing Continuations:
 - o Written comments for the public hearings can be submitted up until 8:30 am on Monday February 1, 2021 either via regular mail addressed to:
Woodbridge Town and Plan and Zoning Commission
11 Meetinghouse Lane
Woodbridge, CT 06525
Or
Via email to:
ksullivan@woodbridgect.org
 - Alternatively, oral comments can be made by joining the WebEx meeting via the following:
<https://woodbridgect.webex.com/woodbridgect/onstage/g.php?MTID=e66d4d82b4a3d2fa121f5d960bf742c8c>
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NEW BUSINESS

Receipt, discussion and appropriate action regarding new applications/site development plans submitted to the Agency. As of January 28, 2020 when this agenda was filed, the following new application had been submitted. Applications could be submitted through the close of the workday on Friday, January 29, 2021 for receipt at the February 1, 2021 meeting;

1. **South Central Regional Water Authority: 2035 Litchfield Turnpike**
Site Plan application for upgrading and expanding current processes at the “West River Water Treatment Plant”

WORK SESSION: Consideration and appropriate action regarding:

1. **Attorney Bernard Pellegrino: 245 Amity Road**

Application for Special Exception to permit a Retail Liquor Establishment (Package Store) at 245 Amity Road pursuant to Section 3.3.HH.1.4 of the Zoning Regulations for the Town of Woodbridge

2. **South Central Regional Water Authority: 2035 Litchfield Turnpike**
Site Plan application for upgrading and expanding current processes at the “West River Water Treatment Plant”
3. **Report on Activities of SCRCOG**
4. **Report of the Zoning Enforcement Officer**

CORRESPONDENCE RECEIVED:

Consideration and appropriate action regarding correspondence received since the January 4, 2021 regular meeting of the Commission not related to items before the Commission:

ANY OTHER BUSINESS, WHICH MAY LEGALLY COME BEFORE THE COMMISSION

APPROVAL OF MINUTES

Discussion and appropriate action regarding the following minutes:

- Regular meeting of December 7, 2020
- Special meeting of January 4, 2021
- Regular meeting of January 4, 2021

PUBLIC HEARING

1. **2 Orchard Road LLC and Open Communities Trust, LLC (Hearing Continuation)**
Application for Zoning Regulation Amendment and an Amendment to the Town Plan of Conservation and Development (TPCD) Regarding Multifamily and Affordable Housing
Note 1: The foregoing hearing will commence no earlier than 8:00 pm
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Respectfully submitted,



Kristine Sullivan, Staff

Feb 4, 2021

Dated



Office of the Town Clerk