



TOWN PLAN AND ZONING COMMISSION
TOWN OF WOODBRIDGE
WOODBRIDGE, CONNECTICUT

RECEIVED

FEB 26 2021

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

NOTICE OF TOWN PLAN AND ZONING REGULAR MEETING
MONDAY, MARCH 1, 2021

Notice is hereby given of a regular meeting of the Woodbridge Town Plan and Zoning Commission to be held on **Monday, March 1, 2021** starting at 6:30 p.m. via WebEx.

- 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: 129 112 0728
Event password: 7mNpMcqMp52

PUBLIC HEARINGS

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
2. **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...

- 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 March 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=eff5740889cafc4b8198af39b3cd8e39c>
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NEW BUSINESS

Receipt, discussion and appropriate action regarding new applications/site development plans submitted to the Agency. As of February 24, 2021, when this agenda was filed, no new applications had been submitted. Applications could be submitted through the close of the workday on Friday, February 27, 2021 for receipt at the March 1, 2021 meeting.

WORK SESSION: Consideration and appropriate action regarding:

3. **Report on Activities of SCRCOG**
4. **Report of the Zoning Enforcement Officer**

CORRESPONDENCE RECEIVED:

Consideration and appropriate action regarding correspondence received since the February 1, 2021 regular meeting of the Commission not related to items before the Commission:

1. Email letter of resignation from Commissioner Kathleen Wallace, Commission Secretary
2. Email with attached letter from David Schneider regarding warranty to be filed by Field Turf for Amity High School Fields

ELECTION OF COMMISSION SECRETARY AND VICE CHAIR

ANY OTHER BUSINESS, WHICH MAY LEGALLY COME BEFORE THE COMMISSION

APPROVAL OF MINUTES

Discussion and appropriate action regarding the following minutes:

- Regular meeting of January 4, 2021
- Regular meeting of February 1, 2021 adjourned to February 9, 2021
- Special meeting of February 22, 2021

Respectfully submitted,

Kristine Sullivan Kristine Sullivan, Staff

February 26, 2021 Dated

Karen Berchem Office of the Town Clerk