



TOWN PLAN AND ZONING COMMISSION
TOWN OF WOODBRIDGE
WOODBRIDGE, CONNECTICUT

RECEIVED

AUG 30 2022

TIME: _____
TOWN CLERK, WOODBRIDGE

TEL. (203) 389-3406

NOTICE OF TOWN PLAN AND ZONING REGULAR MEETING
TUESDAY, SEPTEMBER 6, 2022

Notice is hereby given of a regular meeting of the Woodbridge Town Plan and Zoning Commission to be held on **Tuesday, September 6, 2022**, starting at 6:30 p.m. in the Central Meeting Room of the Woodbridge Town Hall, 11 Meetinghouse Lane, Woodbridge, Connecticut with the following agenda:

PUBLIC HEARINGS AND PUBLIC HEARING CONTINUATIONS

1. Toll Bros., Inc: 1710 & 1722 Litchfield Turnpike, 49, 53 and 57 Bradley Road

The following applications related to the development of an over 55 housing project:

- Site Plan approval pursuant to Section 6.4 of the Woodbridge Zoning Regulations (the Regulations);
- Special Exception Active Adult Community pursuant to Sections 3.3.EE and 6.3 of the Regulations;
- Certification of Sediment and Erosion and/or Storm Water Site Plan approval pursuant to Section 5.5. and 5.7 of the Regulations; and
- Special Exception for Excavation, Removal, Filling, Grading and Processing of Earth Products pursuant to Section 3.3.N of the Regulations

2. Luciani Properties LLC: 110 Luciani Road

Special Exception permit per Section 3.3. N of the Zoning Regulations of the Town of Woodbridge for Excavation, Removal, Filling, Grading and Processing of Earth Products to construct two single family residences.

NEW BUSINESS

Receipt, discussion, and appropriate action regarding new applications/site development plans submitted to the Agency. As of Thursday, June 30, 2022, when this agenda was filed, the following items had been submitted for receipt and appropriate action by the Commission.

1. Anytime Sport LLC: 136 Bradley Road

Application for a special exception permit under Table 3.1, reference Section 3.3.BB of the Zoning Regulations of the Town of Woodbridge for use of the building at 136 Bradley Road as a commercial recreation and fitness indoor soccer facility.

2. John Heffernan, Jr.: 9 Lucy Street

Application for site plan approval for two additions to the existing restaurant building located at 9 Lucy Street.

WORK SESSION: Consideration and appropriate action regarding:

1. Toll Bros., Inc: 1710 & 1722 Litchfield Turnpike, 49, 53 and 57 Bradley Road

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2. Luciani Properties LLC: 110 Luciani Road

Special Exception permit per Section 3.3. N of the Zoning Regulations of the Town of Woodbridge for Excavation, Removal, Filling, Grading and Processing of Earth Products to construct two single family residences.

3. Anytime Sport LLC: 136 Bradley Road

Application for a special exception permit under Table 3.1, reference Section 3.3.BB of the Zoning Regulations of the Town of Woodbridge for use of the building at 136 Bradley Road as a commercial recreation and fitness indoor soccer facility.

4. John Heffernan, Jr.: 9 Lucy Street

Application for site plan approval for two additions to the existing restaurant building located at 9 Lucy Street.

5. Report Regarding the Regional Planning Committee of the SCRCOG

6. Report of the Zoning Enforcement Officer

CORRESPONDENCE RECEIVED:

Consideration and appropriate action regarding correspondence received since the July 5, 2022, regular meeting of the Commission not related to items before the Commission:

1. Copy of a notice to the Connecticut Siting Council from Crown Castle of an Exempt Modification to the existing 102' for ATT tower of the addition of 6 antennas to the existing monopole.
2. Summer 2022 issue of the newsletter of the Connecticut Federation of Planning And Zoning Commissions.

ANY OTHER BUSINESS, WHICH MAY LEGALLY COME BEFORE THE COMMISSION

APPROVAL OF MINUTES

Discussion and appropriate action regarding the following minutes:

- Regular Meeting on July 5, 2022
- Special Meeting on August 22, 2022

Respectfully submitted,

Kristine Sullivan Kristine Sullivan, Staff

August 30, 2022 Dated

Karen Berchem Office of the Town Clerk