



**TOWN PLAN AND ZONING COMMISSION
TOWN OF WOODBRIDGE
11 MEETINGHOUSE LANE
WOODBRIDGE, CONNECTICUT 06525**

RECEIVED

NOV 01 2023

TIME: _____
TOWN CLERK, WOODBRIDGE, CT.

TEL. (203) 389-3406

NOTICE OF TOWN PLAN AND ZONING COMMISSION REGULAR MEETING
MONDAY, NOVEMBER 6, 2023

Notice is hereby given of a regular meeting of the Woodbridge Town Plan and Zoning Commission to be held on **Monday, November 6, 2023**, 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 HEARING CONTINUATION

1. Kriz Farm Ice Cream, LLC, 13 Bear Hill Road, Bethany

Special exception permit to erect two wayfinding or directional signs offsite in Woodbridge on the NW corner of Bear Hill and Seymour Rds. and the SE corner of Acorn Hill and Seymour Rds.

NEW BUSINESS

Receipt, discussion, and appropriate action regarding new applications/site development plans submitted to the Agency. As of Tuesday, October 31, 2023, when this agenda was filed, the following items of new business had been submitted for receipt and appropriate action by the Commission.

1. Litchfield Turnpike LLC: 10 and 14 Merritt Avenue

Application for subdivision of property into 14 lots, open space, and a public road

Note: This subdivision had been previously approved, but the mylar had not been filed in a timely fashion resulting in the subdivision becoming null and void. This application replicates the application previously approved by the Commission

2. Jim Urbano: 245 Amity Road

Application for use of a drive thru window for a pharmacy in Unit 10 of 245 Amity Road

3. Toll Brothers: 1722 Litchfield Turnpike

Application for special permit for earth removal, fill and regrading relative to the development of an Active Adult Community.

Note: A permit had previously been approved for both sides of the development, 1710 and 1722 Litchfield Turnpike, but inadvertently had not been renewed in a timely fashion. The work on the south side, 1710 Litchfield Turnpike has been completed so at this time only the north side work is being applied for.

WORK SESSION: Consideration and appropriate action regarding:

1. Kriz Farm Ice Cream, LLC, 13 Bear Hill Road, Bethany

Special exception permit to erect two wayfinding or directional signs offsite in Woodbridge on the NW corner of Bear Hill and Seymour Rds. and the SE corner of Acorn Hill and Seymour Rds.

2. Discussion of when Zoning Regulations may be amended by to be in conformance with Public Act No. 23-142 ~ an act concerning certain protections for group and family childcare homes.
3. Discussion and appropriate Action regarding cleanup of Zoning Regulations
4. Report Regarding the Regional Planning Commission of the SCRCOG
5. Report Regarding the Housing Committee
6. Report of the Zoning Enforcement Officer

CORRESPONDENCE RECEIVED:

Consideration and appropriate action regarding correspondence received since the October 2, 2023, regular meeting of the Commission not related to items before the Commission:

1. An email from Anna Mobarak asking for confirmation that the prior approvals of inflatable bubbles over the tennis courts at 110 Bradley Road was applicable to a replacement metal roof over the tennis courts.

ANY OTHER BUSINESS, WHICH MAY LEGALLY COME BEFORE THE COMMISSION

APPROVAL OF MINUTES

Discussion and appropriate action regarding the following minutes:

- Regular Meeting on October 2, 2023

Respectfully submitted,

Kristine Sullivan Kristine Sullivan, Staff

November 1, 2023 Dated

Karen Berchem Office of the Town Clerk