

**Minutes of the Woodbridge Town Plan and Zoning Commission**  
**Special Meeting of January 4, 2021**

A special meeting of the Woodbridge Town Plan and Zoning Commission (TPZ) was held on Monday, January 4, 2021 beginning at 6:15 p.m. via WebEx.

Present for the meeting were Commissioners: Klee, Wallace, Zamir, Greenberg, Schatz, and Skolnick. Alternate member Kennedy was also in attendance. Alternate member Sorenson was excused.

**Public Hearing Continuation**

**2 Orchard Road LLC and Open Communities Trust, LLC**

**Application for Zoning Regulation Amendment and an Amendment to the Town Plan of Conservation and Development (TPCD) Regarding Multifamily and Affordable Housing**

After commencing the public hearing continuation, Chairman Klee noted:

- The meeting was being held remotely (via WebEx) due to COVID 19.
- The public hearing was being continued from a special meeting of the TPZ held on November 30, 2020.
- The public hearing proceedings for the evening would end at 7:20 pm. The public hearing would be re-continued to another date which would be announced at the end of the special meeting when any member of the public who did not get speak would be able to speak.
- The Board of Selectmen had authorized the Commission's land use Counsel Attorney Marianne DuBuque, to engage a planning consultant to assist the TPZ with the application.
- Written comments have to legally go through the Commission office to Kristine Sullivan via email at [ksullivan@woodbridgect.org](mailto:ksullivan@woodbridgect.org), via old fashioned mail or be dropped off at the Town Hall. This is because of Connecticut law which requires that the TPZ conducts its business in open meetings and does not allow for individual "ex parte" communication behind the scenes. Recently there was a flyer that was distributed town wide that contained the email addresses of all the TPZ members and requested that the public reach out directly to the (TPZ) members. The Commission members were advised by its Attorney that that is not allowed. The members cannot read the emails that were sent directly to them. Comments have to go to Kristine Sullivan who will post them on the website and distribute them to all the TPZ members. The public has expressed a whole lot of interest, which is exactly why there is a public hearing. All comments will be read.
- For transparency, the flyer that was mailed will also be added to the hearing record.
- All emails that were sent to TPZ members and to Kris Sullivan have been entered into the hearing record. If anyone did not include Kris Sullivan when they sent a comment, they need to resubmit their comment to her so it can be included in the hearing record.
- A disclaimer will be placed with the flyer that the members emails are not to be used.
- Attorney Herbst, representing neighbors in the area of 2 Orchard Road, had submitted a formal written request on December 8, 2020 to the Commission to make a presentation regarding the application. The intent was to have Attorney Herbst do that after the public had a chance to speak this evening, and if there was not time this evening, he would do so at the next hearing continuation on the application.
- The request from Attorney Herbst had included the request to request a cross examination of the applicants witnesses. That request had been responded to in a letter from Attorney Lemar and Attorney Boggs on December 23, 2020 which stated that the TPZ had the discretion to allow cross examination. Commission's counsel, Attorney Dubuque had responded to Attorney Lemar, Attorney Boggs and Attorney Herbst on December 24<sup>th</sup> that the she would recommend to the Commission that cross examination by allowed.



Kathryn and Paul Philp	5 Stone Wall Lane
Aaron Allinson & Roslyn Chosak	93 Center Road
Henry Misliak	71 Milan Road
Roxanne L. Brown	1056 Johnson Road
Arthur and Suzanne Principe	66 Pease Road
Margaret Weeks	14 Diana Drive
Siegfried J Kra	24 Pleasant Hill Road
Anna Lehrer	5 Redwood Lane
Lorraine Saccia	22 North Avenue
Concerned Resident	
Stuart Peck	47 Newton Road
Christine M. Gawron	216 Rimmon Road
Joseph Solodow	11 Clark Road
Marybeth Gawron	216 Rimmon Road
Liva Wright	26 Ox Bow Lane
Michael Broderick	1746 Litchfield Turnpike
Joan Dekas	923 Baldwin Road
A Woodbridge Resident	
Jennifer Just	
Amey Marrella	184 Rimmon Road
Angela Incassati	
Lauren and Stephen Sholtis	18 Ox Bow Lane
Bruce Torello	14 Ox Bow Lane
Louis and Barbara Ruotolo	
Pam Waldron	
Erin Hofstatter	1 Forest Glen Drive
Mr. Richard & Mrs. Carmela Zorena and James Zorena	1 Spoke Drive
Mary Evelyn Tucker and John Grim	
Abe Kaoud	31 Grove Hill Road
Catherine Gallagher	
Maria Kayne	1891 Litchfield Turnpike
Cathy Wick	181 Rimmon Road
Kate Rozen	1087 Johnson Road
Mary Gorham	21 Old Mill Road
Michael R. Bullers	7 Knollwood Road
Solin M. Florez & Alana P. Rosenberg	20 Highland Road
James A. Napoli	
Dawn and Meir Soffer	
Jed Sosnowitz	22 Pine Ridge Road
Justin Rehm	
James Preto	22 Walker Lane
ShiKai Chen	1806 Litchfield Turnpike
Fang Xiu Lin	14 Landin Street
Heng Chen	26 Landin Street
John Vitale Sr.	
John Vitale Jr.	
Jean Molot	
R. Livingston	60 Dillon Road

Evan Stark	11 Forest Trail
Kathy Livingston	50 Morris Road
Catherine Parente:	86 Forest Glen Drive
Danielle Marcellino	Robin Road
Ila Dineen	
Tom Chaplik	9 Rimmon Road
Ronald Zlotoff	11 Crystal Terrace
Christopher Keevil	94 Center Road
Sharon de Kadt	94 Center Road
Jeffrey Waldron	
David Lober	
Karen Sklarz	11 Deepwood Road
Carol Galloway and Brian R. Bodt	11 Prospect Road
Gerilyn and Robert Lehman	36 Old Quarry Road
Adrianna Richter	
Karen Kassap	
Resident	14 Orchard Road
John Pelizzari	
Forest Glen Dr resident	
Shari and Matt Storeygard	27 Deepwood
Frank Wang	3 Tumblebrook Road
Kent and Christine Golden	
Cathy and Tim Austin	183 Ansonia Road
Yi Xie	6 Raymond Road
Kit Engstrom	1215 Racebrook Road
Bruce Thompson	
Jason Morrill & Sheri Cifaldi-Morrill	1182 Racebrook Road
Mary Evelyn Tucker and John Grim	29 Spoke Drive
Nathaniel Case	91 Center Road
Julia Shi and Ken Yanagisawa	
Marie E. Robert and Earl Glusac	
Anne Boucher	574 Amity Road
Shumei Chen and Ming Chen	3 Briarwood Drive
Hong Wang and Xiping Su	10 Briarwood Drive
Sheila E. Salzman	
Albert and Kira Belluci	
Sally Connolly	249 Newton Road
Alan Weick and Hong Peng	16 Walker Lane
Patricia Fountain	
Mary Gorman	21 Old Mill Road
William R. and Patricia A. Croasmun	6 Woodland Drive
Sean M. and Bethany A. Park	25 Oak Hill Lane
Judith and Roger Hess	18 Prospect Court
Paul Silverman and Fran Vecchio	7 Old Mill Road
Ingrid Harrison	29 Old Barnabas Road
Lily Johnson	Bethany
Jeffrey Atwood	
Hannah Wu	

Beck Swanson	6 Clark Road
Sharon McCarthy Hale	
Huiping Zhang and Cuiling Zhang	22 Brierwood Drive
Randy Kaoud	22 Tulip Tree Lane
Jeff Possick	18 Zak Hill Drive
Geraldine Natkin	105 Pease Road
Ghislaine and Joseph Palumbo	77 Ford Road
Alyssa R Guirguis	
Elvis Torres	
Vish Muthusamy	5 Spring Valley Road
Fred Ginsberg	
Sheldon Natkin	105 Pease Road
David Cantor	86 Forest Glen Drive
William Barbieri	10 October Hill Road
Mary E. Gawron	216 Rimmon Road
Robert Alvine	55 North Racebrook Road
Elliot Wangaard	15 Birch Road
Kari and Richard Webster	68 Dillon Road
Edouard Aboian	
Alex Young	
Joseph Solodow	11 Clark Road
Liva Wright	26 Oxbow lane
Gordon Sanford	
Nathan Topf	
Ann Haberman and Henry Rinder	
Mark Estra	174 Center Road
Christopher and Brittany Ligocki	
Bayle and Jerry Forman	30 Grove Hill Road
Katherine Lewis	
Boris Merrick and Miriam Khurgin	47 Beecher Road
Elaine Lawson	Briarwood Drive
Barbara Ravski Schochat	11 Milan Road
Francine Schaefer Ponchick	34 Hemlock Hollow Road
Elizabeth and James McVeety	60 Dogwood Circle
Kathleen and Deane Coords	1 Brierwood Drive
Arthur and Suzanne Principe	66 Pease Road
Werner P. Wolf and Elizabeth A. Wolf	37 Apple Tree Lane
Suzanne K. Polmar	95 Peck Hill Road
Elizabeth Buckley	
Erin Williamson	21 Hemlock Hollow Road
Henry Misiak	71 Milan Road
Lynne Drazen	240 Rimmon Road
Lynn Tanoue	14 October Hill Road
Lawrence H. Young	14 October Hill Road
Jim and Bonnie DeLucia	9 Coachman's Lane
Stefany W. Schulz	6 Sunset Circle
Dotti Tomat	164 Newton Road
Tim Shavers	83 Peck Hill Road

Jane Stern	59 Old Barnabas Road
Eric M. Polinsky	4 Oak Hill Lane
Theresa Britton	
Patrick Tray	22 Rimmon Road
Roger A Czuchra	40 Hallsey Lane
Suzanne Schatz	35 Country Club Drive
Leslie Lyons	941 Greenway Road
Nancy Kline	14 Woodside Drive
Margaret and Harjit Singh	
Linda Nacca	136 Newton Road
Jane and David Gelernter	
Barry L Zaret	37 Spoke Drive
Alan Ponchick	
Deborah Fernback	
Scott Pearl	
Reena and Arthur Seltzer	5 Dickenson Drive
Philip and Lorna Sarrel	161 Center Road
Eric Kranz	2 Cow Path Lane
Mike Burns	44 Newton Road
Anna Gusmano	
Fred Kleiner	102 Rimmon Road
Susanne Schatz	35 Country Club Drive
Linda Reis	
Susan F. Anton	
Helaine and Lawrence Lipsher	24 Lorraine Drive
Bill Butlin	1038 Johnson Road
Joseph and Christine Jalowiec	8 Northrop Road
Robert Kenyon Jr.	8 Maple Terrace
Bernie Siegel	Ox Bow Lane
Alison Tray	Rimmon Road
Rhoda Lemkin	
Steven Schnittman and Elyse Stock	61 Old Quarry Road
Richard Makover	33 Orchard Road
Philip B Arnold	131 Beecher Road
Christopher and Nancy Neumann	12 Cassway Road
David Conelias	
Carol P. Levarek	102 N. Racebrook Road
Marie E. Robert and Earl Glusac	
Lynn Yang	
Hillel J. and Sara-Ann Auerbach	20 Chestnut Lane
Sara Jane Davis	104 Northrop Road
Debbie Barbieri	
Joseph and Sharon Montini	24 Fawn Drive
Arnold Holzman	11 Ox Bow Lane
Andrew Danzig	

After the motion regarding the continuation of the public hearing, the special meeting was adjourned by unanimous consensus of the Commission members at 7:22 pm.

Respectfully submitted,

Kristine Sullivan, Staff for the Commission