

MINUTES OF THE TOWN PLAN AND ZONING COMMISSION
TOWN OF WOODBRIDGE
SPECIAL MEETING OF FEBRUARY 22, 2021

A special meeting of the Town Plan and Zoning Commission for the Town of Woodbridge being held via WebEx for Monday February 22, 2021 was called to order at 6:34 pm by Chairman Rob Klee.

ROLL CALL

PRESENT: Robert Klee – Chair, Yonatan Zamir, Paul Schatz, Larry Greenberg, and Andrew Skolnick

ALTERNATE: Jeff Kennedy

EXCUSED: Kathleen Wallace and Chris Sorensen (alternate)

Zoning Enforcement Officer (ZEO) Kristine Sullivan also participated in the meeting. Kennedy was seated for Wallace.

The Chairman gave opening remarks regarding the need for the meeting to be held remotely.

PUBLIC HEARING

Glen Fernandez: 33 Lucy Street

Application for a Special Exception Permit for Vehicle Sales, Rental, Service and Repair as provided by Section 3.3.Y.2 of the Zoning Regulations for the Town of Woodbridge

Angela Santacroce, wife of the owner of 33 Lucy Street participated in the WebEx meeting. She assisted applicant Glen Fernandez with participating in the public hearing via his cell phone. In his presentation regarding the application and in response to questions asked by Commission members Mr. Fernandez noted the following:

- His business would be a small dealer/repair business at the 33 Lucy Street property.
- He would have one or two cars keep outside
- The business location would also allow him to repair trucks.
- He has a current business location in Beacon Falls.
- The Lucy Street location would be a second location for his business.
- No retro-fitting of the building would be required.
- There would be cosmetic upgrades to the waiting room area.
- As soon as the approval was granted, he would get going on getting the business open.

There being no further questions by Commission members and no comments from any members of the public, the public hearing was classed at 6:49 pm.

After the close of the public hearing, and a brief discussion, Commission members acted on the subject application as follows:

** **Commissioner Skolnick moved to approve the application of Glen Fernandez for a Special Exception Permit for vehicle sales, rental, service, and repair as provided by Section 3.3.Y.2 of the Zoning Regulations for the Town of Woodbridge**

** **Commissioner Kennedy seconded**

** **Voting for: Commissioners Klee, Zamir, Schatz, Greenberg, Skolnick and Kennedy**

** **Opposed: No One**

Unanimous approval

The Chairman then called a recess in the special meeting until 7:00 pm.

PUBLIC HEARING CONTINUATION

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

At 7:02 pm, the Chairman called to the meeting back into order from recess and called to order the hearing continuation on the application by 2 Orchard Road LLC and Open Communities Trust, LLC for zoning regulation amendments and an amendment to the Town Plan of Conservation and Development regarding multifamily and affordable housing.

The following items of correspondence had been received either via email or regular mail to the Commission Office for the public hearing record regarding the subject application:

- Email dated February 22, 2021 from Wendy Steward and James Phillips of 18 Fox Hill Road, Woodbridge
- Email dated February 22, 2021 from Andrew Danzig with attached lead article from *The Hartford Courant*

It was noted that the format for the hearing continuation for the special meeting would be:

- Presentation by the Commission's planning consultant
- Questions by the Commission members, and
- If time allowed, additional public comment.

The Chairman then called on Commission Legal Counsel Attorney Marianne Dubuque who introduced Glenn Chalder, AICP, President of Planimetrics who, with the consent of the Board of Selectmen, had been engaged by Attorney DuBuque as planning consultant for the Commission regarding the subject application.

Mr. Chalder noted that he had reviewed the hearing record that had been created to date. He then gave his presentation for the hearing record. *Note: Mr. Chalder stated that the slides he shared during his presentation, and the materials he referenced during his presentation would be submitted for the hearing record.*

At the conclusion of Mr. Chalder's presentation, Commission members were then asked by the Chairman if they had any questions of any of the public hearing presenters heard to date.

At this time Commission members Kennedy, Zamir, Schatz and Klee asked questions which were responded to as appropriate by:

- Attorney Marianne DuBuque, legal counsel for the Commission
- Attorney Anika Singh Lemar, Clinical Associate Professor at the Yale Law School
- Hannah Abelow, a Yale law student member of the applicants' presentation team
- Sean Yang, a Yale law student member of the applicants' presentation team
- Patrick Holland, a Yale law student member of the applicants' presentation team
- Karen Anderson, a Yale law student member of the applicant's presentation team
- Xuanling Xu, a Yale law student member of the applicant's presentation team
- Attorney Erin Boggs, Executive Director of the Open Communities Alliance

- Anthony Denorfia, of AA Denorfia Building & Development, LLC
 - Brian Miller, planning consultant hired by Attorney Herbst representing neighbors of 2 Orchard Road
 - Glenn Chalder, Commission planning consultant
- Commissioners Skolnick and Greenberg reserved asking questions to a future hearing continuation date on the application.

In the course of this portion of the public hearing, Mr. Chalder agreed to prepare options that Commission consider regarding the subject application given that the Commission in acting on the application can deny, approve, or approve with modifications the application. Those options he would present at a future hearing continuation on the application.

After Mr. Chalder had made his offer to provide options for the Commission’s consideration at a future public hearing continuation, the Chairman asked for a motion to continue the public hearing to the Commission’s regular meeting on Monday, March 1, 2021.

**** Commissioner Schatz moved to continue the public hearing to the regular meeting of the Commission to be held on Monday, March 1, 2021**

Note: Before a second could be made, Mr. Holland began to interject comments which were forestalled by Attorney Dubuque who noted that the Commission was in mid-motion

**** Commissioner Skolnick seconded**

**** Voting for: Commissioners Klee, Zamir, Schatz, Greenberg, Skolnick and Kennedy**

**** Opposed: No One**

**** Abstained: No One**

Unanimous approval

The Chairman then discussed the format for the hearing continuation on March 1, 2021, with requested input from Attorney DuBuque as follows:

- Opportunity for Mr. Holland to raise procedural issues
- Public comments
- Commission questions
- Comments by the applicants’ presenters
- Comments by Attorney Herbst.

Note: Options for the Commission to consider to be presented by Mr. Chalder would not be made at the Commission’s regular meeting on March 1, 2021, but at a special meeting of the Commission in mid-March, the date of which would be determined by the Commission at its March 1, 2021 meeting.

MEETING ADJOURNMENT

**** Commissioner Schatz moved to adjourn the meeting at 10:02 pm.**

**** Commissioner Schatz seconded**

**** Voting for: Commissioners Klee, Zamir, Schatz, Greenberg, Skolnick and Kennedy**

**** Opposed: No One**

**** Abstained: No One**

Unanimous approval

Accordingly, the meeting was adjourned at 10:02 pm.

Respectfully submitted,

Kristine Sullivan, Acting Recording Secretary