

**MINUTES OF THE TOWN PLAN AND ZONING COMMISSION
TOWN OF WOODBRIDGE
SPECIAL MEETING OF FEBRUARY 28, 2022**

A special meeting of the Town Plan and Zoning Commission (TPZ) for the Town of Woodbridge was held remotely via WebEx on Wednesday, February 28, 2022.

ROLL CALL

PRESENT: Rob Klee, Chairman, Andrew Skolnick, Yonatan Zamir, Kathy Hunter, Paul Schatz, and Jeff Kennedy
EXCUSED: Lawrence Greenberg, and Chris Sorenson (alternate)

The Special Meeting, which had been requested by Toll Brothers, was for the purpose of having a preliminary discussion by representatives from Toll Brothers with members of the TPZ regarding the development of 1710 and 1722 Litchfield Turnpike and 49, 53 and 57 Bradley Road for over 55 housing.

Chairman Klee opened the special meeting at 6:33 pm. Present on behalf of Toll Bros were Brian Sokel ~ Division Land Acquisition Manager, Jack Lannaman, Division Sr. Vice President and Michael Zemola, Division Senior Land Development Manager.

A power point presentation was presented by the Toll Bros. representatives to the TPZ members. In that presentation and response to questions by TPZ members Toll Bros. representatives noted the following:

- Toll Bros. is currently in its due diligence phase regarding the acquisition and development of the Litchfield Turnpike and Bradley Road properties.
- A prior meeting had been held with Woodbridge's First Selectmen and Town Counsel.
- Toll has been active with building projects in Connecticut since 1993, including one development in Woodridge.
- The original proposal for over 55 development of the subject parcels had been for about 150 units.
- Later a brewery had been proposed on the southern parcel. Toll Bros. has no affiliation with that developer.
- The current Toll Bros. proposal would greatly reduce the number of dwelling units, which would all be age restricted town homes.
- The number of units would be between 60 and 75 units
- The development would include new private roads on both sides of Bradley Road.
- If allowed the development would be a gated community.
- The first floor of every unit would have a master bedroom, kitchen and living room.
- All units would have two car garages.
- Privacy fencing would be installed around the perimeters of the properties, with heavy landscaping on both sides of the fencing.
- The development would be a "walkable pocket community."
- The proposal would most likely come back to the Commission as an application to amend the current approval for the development of the property.
- The privacy fencing would be at least six' in height to provide a sense of security and privacy for the backyards.

- A crosswalk across Bradley Road, would be provided to allow the units on the north side of the development to access to the community space and pool on the south side of the development.
- A guardhouse might be utilized, but that has not been flushed out yet.
- The price point of the units has not been firmed up, but most likely would be around \$500,000 with some smaller units.
- It is estimated that the project including infrastructure development would take about two to two and one half years to complete.
- Toll Bros. has the financial means to come in and get the project done.
- Sidewalks would be provided within the development itself and a least along one side of Bradley Road and Litchfield Turnpike.

Commission members noted that housing surveys within Woodbridge have identified the need for over fifty-five housing to allow residents to downsize and remain in town.

At the conclusion of discussion, the meeting was adjourned on the following motion:
*** Mr. Schatz moved to adjourn the meeting at 7:00 pm.
*** Mr. Kennedy seconded
*** In favor: Klee, Hunter, Skolnick, Kennedy, Schatz and Zamir
*** Opposed: No One
*** Recused: No One
*** Abstained: No One
Approved 6-0 vote

Accordingly, the meeting was adjourned at 7:00 pm.

Respectfully submitted,

Kristine Sullivan, Acting Recording Secretary