

MINUTES
WOODBIDGE TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING OF MARCH 6, 2023

A regular meeting of the Woodbridge Town Plan and Zoning Commission, was held on March 6, 2023, in the Central Meeting Room Town Hall, 11 Meetinghouse Lane, Woodbridge, Connecticut, attended by:

- Members: Robert Klee, Chairman, Andrew Skolnick, Yonatan Zamir, and Jeff Kennedy
Alternates: Kathy Hunter, Aaron Hoffmann, and Chadi Noujaim
Excused: Paul Schatz, Aaron Hoffmann (alternate) and Chadi Noujaim (alternate).

Hunter voted in place of Schatz. Zoning Enforcement Officer Kristine Sullivan was also in attendance. The Chairman called the meeting to order at 6:33 pm.

NEW BUSINESS

Luciani Properties LLC: 110 Luciani Road

Application for special permit for excavation to construct two residential homes

The Commission formally received the application of Luciani Properties LLC for a special permit for excavation to construct two residential homes on property of the LLC located at 110 Luciani Road.

It was the consensus of the Commission members to refer the application materials to the Commission's consulting engineer, Jim Pretti of Criscuolo Engineering LLC for review and comment and to schedule a public hearing on the application per the following motion:

***** Klee moved to schedule a public hearing for the Commission's regular meeting on May 1, 2023 on the application of Luciani Properties LLC for a special permit for excavation to construct two residential homes on property of the LLC located at 110 Luciani Road.**

***** Zamir seconded**

***** In Favor: Klee, Zamir, Kennedy, Skolnick and Hunter.**

***** Opposed: No One**

***** Recused: No One**

***** Abstained: No One**

Unanimous vote of approval.

WORK SESSION

Amity Regional School District: 25 Newton Road

Request to change 1988 guidelines for use of stadium lights and add additional parking lot light for student/visitor safety.

The Commission received an amended request, amended to February 14, 2023, from Amity School District School Superintendent Dr. Jennifer Byers based on her discussion with the Commission at the Commission's regular meeting on February 6, 2023, regarding the guidelines for use of the stadium lights.

amend the 1988 guidelines regarding use of lighting for stadium events as set forth in the letter to the Commission dated January 10, 2023, amended to February 14, 2023.

***** Skolnick seconded**

***** In Favor: Klee, Zamir, Skolnick, Kennedy, and Hunter**

***** Opposed: No One**

***** Recused: No One**

***** Abstained: No One**

Unanimous approval.

The Commission then acted on the lighting proposal to add additional parking lot light for student/visitor safety as shown on the proposal prepared by United Illuminating Company.

***** Klee moved to approve the proposal submitted by the Amity Regional School District prepared by the United Illuminating Company, entitled “Amity High School Entrance N Pease Road”, dated 01/13/23**

***** Skolnick seconded**

In discussion of the motion, Commission members discussed the need to take into consideration the impact of the neighborhood of the additional lighting. The Commission members reviewed Section 5.15 of the Zoning Regulations regarding Outdoor Lighting. Based on that review, the following action to amend the original motion was made:

***** Klee moved to amend his original motion to approve the proposal submitted by the Amity Regional School District prepared by the United Illuminating Company (UI), entitled “Amity High School Entrance N Pease Road”, dated 01/13/23 , subject to the following conditions:**

- o Use of a timer for the lights so that they are not on all night.**
- o Referral of the proposal back to the UI, to determine if poles of a lesser height can be utilized and still achieve the same safety goal.**
- o Certification by the UI that the lights, when in use, will be dark sky compliant and in compliance with Figure 5.1 Luminaire Types and Table 5.3 Foot-Candle Standards of the Woodbridge Zoning Regulations.**
- o Compliance with Section 5.15 B of the Woodbridge Zoning Regulations regarding Illumination Standards**

***** Skolnick seconded**

***** In Favor of the motion as amended: Klee, Zamir, Skolnick, Kennedy, and Hunter**

***** Opposed: No One**

***** Recused: No One**

***** Abstained: No One**

Unanimous approval of the amended motion

Discussion and appropriate action regarding cleanup of the Zoning Regulations

The Commission continued its review of the clean-up of the Regulations. Further review and discussion of the Regulations was continued to the Commission's regular meeting on April 3, 2023.

Discussion and appropriate action regarding cannabis regulations

This item was deferred until the Commission's regular meeting on April 3, 2023.

Report regarding actions of the Regional Planning Commission of SCRCOG

Commissioner Skolnick reported that at the regular meeting on February 9, 2023, that the following items submitted to the Commission had been found to have no adverse intermunicipal impacts or threats to Long Island Sound:

- Moratorium on Warehousing Throughout the Town of Wallingford. 2.2.
- Town of Orange: Zoning Text Amendment, Section 383-19(A): Permitted Uses (5) Cannabis Establishments.
- Town of Hamden: Proposed Zoning Text Amendment Section 678 Adult Use Cannabis.
- Town of Prospect: Zoning Text Amendment – Recreational Facility, Commercial Outdoor Definitions.

Report of the Housing Committee

Commissioner Hunter reported that the Committee continues to plan for Community Conversations regarding housing. Two separate meetings will be held on March 23, 2023 in the Library meeting room, one in the afternoon and one in the evening.

Report of the Zoning Enforcement Officer

ZEO Sullivan stated there was nothing of significance to report.

Correspondence

There was no new correspondence that was not related to items before the Commission.

Required Commissioner Training

It was noted that on Tuesday, March 18, 2023, that Attorney Steve Bryne will be providing two hours of the required training for Commission members from 7 ~ 9 pm in the Central Meeting Room of the Town Hall.

Approval of Minutes

***** Kennedy moved to approve the minutes of the Commission's special meeting on February 27, 2023, as submitted.**

***** Klee seconded**

***** In Favor: Klee, Kennedy, Skolnick, Zamir, and Hunter**

***** Opposed: No One**

***** Recused: No One**

***** Abstained: No One**

Unanimous vote of approval.

Minutes of the Woodbridge Town Plan and Zoning Commission
Regular Meeting – March 6, 2023

Note: Minutes of the meetings on September 6, 2022, December 5, 2022, and January 3, 2023, will be re-distributed for action by the Commission at the regular meeting on April 3, 2023.

Meeting Adjournment

***** Skolnick moved to adjourn the meeting at 8:05 pm**

***** Zamir seconded**

***** In Favor: Klee, Kennedy, Skolnick, Zamir, and Hunter**

***** Opposed: No One**

***** Recused: No One**

***** Abstained: No One**

Unanimous vote of approval.

Accordingly, the meeting was adjourned at 8:05 pm.

Respectfully submitted,

Kristine Sullivan,