

MINUTES OF THE TOWN PLAN AND ZONING COMMISSION
TOWN OF WOODBRIDGE
REGULAR MEETING OF MARCH 7, 2022

A regular meeting of the Town Plan and Zoning Commission (TPZ) for the Town of Woodbridge scheduled for Monday, March 7, 2022, held via WebEx was called to order at 6:36 pm by Chairman Rob Klee.

ROLL CALL

MEMBERS PRESENT: Robert Klee – Chair, Jeff Kennedy, Yonatan Zamir, and Andrew Skolnick
ALTERNATES: Kathy Hunter and Susan Cassidy
EXCUSED: Larry Greenberg and Paul Schatz

A letter of resignation had been received from Alternate Chris Sorensen. Zoning Enforcement Officer (ZEO) Kristine Sullivan also participated in the meeting. Selectmen’s liaison Joe Crisco also was present for the meeting. Hunter was seated in place of Greenberg and Cassidy was seated in place of Schatz.

NEW BUSINESS

Town of Woodbridge Agricultural Commission

Application for amendments to the Zoning Regulations regarding items offered for sale at roadside stands

The application by the Town of Woodbridge Agricultural Commission to amend the Zoning Regulations to allow the sale of items not produced onsite at roadside stands was formally received by the Commission. Since the application was by a Town Commission, the application fee was automatically waived.

The proposed amendments are required to be referred to the Regional Planning Agency of the South Central Regional Council of Governments (SCRCOG) for comment at least 35 days in advance of the required public hearing on the proposed zoning amendments. Commissioner Skolnick noted the next regular meeting of the Regional Planning Agency was later in the week on March 10th so the Commission would need to submit the proposed amendments to the Regional Planning Agency for its April 14th meeting.

**** Commissioner Skolnick moved to schedule a public hearing on the zoning amendments submitted by the Woodbridge Agricultural Commission for the TPZ’s regular meeting on May 2, 2022, to allow time for the Regional Planning Agency of SCRCOG to comment on those amendments.**

**** Commissioner Kennedy seconded**

**** Voting for: Commissioners Klee, Kennedy, Skolnick, Hunter, Zamir and Cassidy**

**** Opposed: No One**

Unanimous approval

Town of Woodbridge: Connecticut General Statute (CGS) Section 8-24 Referral
Massaro Farm~ 41 Ford Road proposed pavilion

The CGS Section 8-24 Referral submitted by the Board of Selectmen regarding the proposed construction of a permanent pavilion for use for educational activities was received by the Commission. Caty Pool participated in the WebEx meeting on behalf of the Massaro Farm. In discussion of the project and response to questions by Commissioners she noted:

- Currently there is a seasonal structure which is used on the farm for educational activities.
- The proposed pavilion would replace the seasonal structure.
- The pavilion would include composting toilets which replaces the portlets that are used.
- Students from Emmitt O’Brien would help with building the structure.
- Work on the pavilion is anticipated to start in April of this year.
- The pavilion would have a 20’ by 32’ footprint.

Staff noted that at a minimum both Zoning and Building permits would be required to construct the structure.

At the conclusion of discussion, the Commission acted as follows on the referral:

**** Commissioner Zamir moved to find that the referral dated February 10, 2022, submitted under Connecticut General Statute Section 8-24 for construction of a “Learning Garden Pavilion” at the Massaro Farm on the Town owned property at 41 Ford Road as shown on the plans listed below was in conformity with the Town Plan of Conservation and Development.**

Plans prepared by Huestis Tucker Architects entitled and dated as follows:

- “Learning Garden Pavilion, Massaro Farm, Pavilion Plans and 3D Views”, Sheet A101, dated 12/22/2021;
- “Learning Garden Pavilion, Massaro Farm, Pavilion Elevations,” Sheet A201, dated 12/22/2021;
- “Learning Garden Pavilion, Massaro Farm, Pavilion Sections,” Sheet A301, dated 12/22/2021; and
- “Learning Garden Pavilion, Massaro Farm, Pavilion Details,” Sheet A401, dated 12/22/2021.

**** Commissioner Hunter seconded**

**** Voting for: Commissioners Klee, Kennedy, Skolnick, Hunter, Zamir and Cassidy**

**** Opposed: No One**

Unanimous approval

WORK SESSION

Discussion and appropriate action regarding zoning regulations addressing recreational marijuana/cannabis retailers

Commission members discussed whether or not zoning regulations should be adopted regarding the sale of recreational cannabis. In discussion Commissioners noted and/or queried:

- That there have been articles in the CT Post on this topic.
- Regionally, there has been a mix of banning, regulating, or having moratoriums on the issue.
- There did not appear to be much difference between a vape/smoke shop and cannabis retail stores.
- If someone from the State or private sector could provide information on the state regulations.
- The State will be handing out licenses in 2023
- If the Commission does nothing to specifically regulate cannabis sales, then sales would be allowed as regular “retail” sales

At the end of discussion, it was the consensus of the Commission members to:

- Have staff see if someone knowledgeable could be contacted to come and conduct a forum on the state regulations regarding cannabis, to provide information on the topic not only for the Commission members and public, but also for the Economic and Development Commission, School Boards, Police and Health personal.
- If a forum is feasible, have it recorded for those who could not attend to view
- Follow-up the forum with a survey for the town residents and businesses to gather a sense of whether or not there is support for allowing the sale of recreational cannabis in town.
- Based on the survey determine if it would be appropriate to either ban or regulate cannabis sales or establish a moratorium to temporarily prohibit cannabis sales to allow additional time to consider appropriate action on recreational cannabis sales.

Discussion regarding engaging a consultant to review and correct as necessary the existing regulations regarding omitted tables, inconsistent references, etc.

Staff reported that the Commission’s request for funding for the 2022-2023 fiscal year for a consultant to assist the Commission to review and correct as necessary the existing regulations regarding omitted tables, inconsistent references, etc., was going to be cut, however, staff had been directed to request contingency funding to allow that work to commence during the current fiscal year. Staff had been advised by the Finance Director that an RFP would not have to be made for that “clean-up” work.

It was staff’s recommendation that Planner Glenn Chalder, who had been engaged as a planning expert to the Commission during the 2 Orchard Road application last year, and hence was familiar with existing regulations and the areas that need to be cleaned up was a logical candidate to do the “clean-up” of the regulations.

At the conclusion of discussion, it was the consensus of the Commission that Mr. Chalder would be contacted to do the cleanup of the regulations.

Further discussion regarding selection of an expert to assist the Commission to work on more substantive changes to the regulations will take place when that work is undertaken.

Report on Activities of South Central Regional Council of Governments (SCRCOG)

Commissioner Skolnick reported that there had been no meeting of the Regional Planning Commission of SCRCOG last month, but a meeting has been scheduled for March 10, 2022.

CORRESPONDENCE RECEIVED

**Green Meadow Estates: 145 and 157 Peck Hill Road
Subdivision Bond Release Request**

A written request was received for the release of the Commission’s portion of the joint letter of credit bond posted relative to the development of the Green Meadow Estates Subdivision on Peck Hill Road. The joint bond was with the Woodbridge Inland Wetlands Commission. Staff reported:

- The Inland Wetlands Commission has approved release of its portion of the bond.
- Certification has been received from the project engineer for the installation of the required subdivision monuments.

- Jim Pretti, the Commissions consulting engineer with Criscuolo Engineer, has concurred that the required storm water controls have been installed, as certified by the project engineer.

At the conclusion of the report by staff Commission members took the following action relative to the bond release request.

**** Commissioner Klee moved to release the Town Plan and Zoning Commission's portion of the letter of credit bond for the Green Meadow Subdivision on Peck Hill Road based on the certifications received regarding the installation of the required subdivision monuments and storm water controls.**

**** Commissioner Skolnick seconded**

**** Voting for: Commissioners Klee, Kennedy, Skolnick, Hunter, Zamir and Cassidy**

**** Opposed: No One**

Unanimous approval

MINUTES

Note: Action on the minutes for July, August, September, October, December, and February were deferred to a future meeting of the Commission.

MEETING ADJOURNMENT

**** Commissioner Skolnick moved to adjourn the meeting at 7:42 pm.**

**** Commissioner Cassidy seconded**

**** Voting for: Commissioners Klee, Kennedy, Skolnick, Hunter, Zamir and Cassidy**

**** Opposed: No One**

**** Abstained: No One**

Unanimous approval

Accordingly, the meeting was adjourned at 7:42 pm.

Respectfully submitted,

Kristine Sullivan, Acting Recording Secretary