

APPROVED

MINUTES OF THE TOWN PLAN AND ZONING COMMISSION
TOWN OF WOODBRIDGE
SPECIAL MEETING OF MARCH 18, 2021

A special meeting of the Town Plan and Zoning Commission for the Town of Woodbridge being held via WebEx on Monday March 18, 2021 was called to order at 6:32 pm by Chairman Rob Klee.

ROLL CALL

PRESENT: Robert Klee – Chair, Yonatan Zamir, Paul Schatz, and Andrew Skolnick
ALTERNATE: Jeff Kennedy
EXCUSED: Larry Greenberg and Chris Sorensen (alternate)
Zoning Enforcement Officer (ZEO) Kristine Sullivan also participated in the meeting. Kennedy was seated for Greenberg.

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

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

The Chairman 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 Chairman noted:

- Commissioner Greenberg, who was unable to participate in this evening's meeting, would catch up by watching the video of the hearing.
- The final session of the public hearing would be on Monday April 5, 2021.

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:

- Letter dated March 1, 2021 from Lou and Barbara Ruotolo, 34 Crestview Drive, Woodbridge
- Email dated March 2, 2021 from James Hubbard
- Letter dated March 11, 2021 from the Steering Committee of the West River Watershed Coalition
- Email dated March 13, 2021 from Peter and Helen Reinhardt, 47 Indian Trail, Woodbridge
- Letter dated March 18, 2021 from Mr. Cruz-Bustamante, New Haven
- Letter dated March 18, 2021 from Lou and Barbara Ruotolo, 34 Crestview Drive
- Email dated March 18, 2021 from Jonathan Fischman

It was noted that at the March 1, 2021 meeting that the hearing continuation would start with questions by Attorney Herbst, with the consent of Attorney Herbst and the

applicants, the format for the hearing continuation for the special meeting has been changed to be:

- Presentation by the Commission’s planning consultant
- Questions by Attorney Herbst
- Rebuttal presentation by the applicants’ presenters
- If time allowed, additional public comment.

The final session of the public hearing continuation on April 5, 2021 would have time for public comment.

The Chairman then called on 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 stated that he would be providing the “homework” that he had been assigned to regarding options for the Commission’s consideration relative to the subject application. *Note: Mr. Chalder stated that the slides he shared 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

At the end of this portion of the public hearing, Commission members asked if a map could be furnished that showed the existing locations of public sewer and water in Woodbridge.

The Chairman then called on Attorney Herbst to ask any questions he had of the public hearing presenters heard to date. Attorney Herbst stated he would ask general questions of Mr. Chalder but reserved his right to ask questions of the applicants’ presenters for the hearing continuation on April 5, 2021.

At the conclusion of Attorney Herbst questions at 7:57, the Chairman called a brief recess. At 8:02 pm when the Chairman called the public hearing continuation back into order, Attorney Tim Hollister, counsel for the applicants, questioned why he had not been able to be recognized to challenge Mr. Chalder’s presentation in “real time”. Attorney DuBuque responded on behalf of the Commission.

The Chairman then called on the applicants' presenters to proceed with their "rebuttal" presentation. In the course of this presentation, a slide show that had been submitted via email after the close of the Town Hall on March 17, 2021 at 4:50 pm was shared by the following members of the applicants' presentation team:

- Hannah Abelow, a Yale law student member of the applicants' presentation team
- Karen Anderson, a Yale law student member of the applicants' presentation team
- Xuanling Xu, a Yale law student member of the applicants' presentation team
- Sean Yang, a Yale law student member of the applicants' presentation team
- Steven Trinkhaus, principal engineer for Trinkhaus Engineering, LLC
- Richard Freedman, President at Garden Homes Management
- Patrick Holland, a Yale law student member of the applicants' presentation team

At the conclusion of the presentation by the applicants' representatives, the Chairman then asked if Mr. Trinkhaus would be available to participate in the hearing continuation on April 5, 2021. The applicants team responded that he would.

Chairman Klee and Commissioner Schatz then asked questions which were responded to by Mr. Yang and Attorney Hollister.

The Chairman then asked if any members of the public wanted to speak. At this time, the following member of the public spoke:

- James Hubbard

After the conclusion of public comments for the evening, the Chairman asked for a motion to continue the public hearing to the Commission's regular meeting on Monday, April 5, 2021.

**** Commissioner Schatz moved to continue the public hearing to the regular meeting of the Commission to be held on Monday, April 5, 2021**

**** Commissioner Kennedy seconded**

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

**** Opposed: No One**

**** Abstained: No One**

Unanimous approval

The Chairman then discussed the format for the hearing continuation on April 5, 2021, which will be, with requested input from Attorney DuBuque, as follows:

- Questions from Commission members
- Public comment
- Additional comments by Commission planning consultant Glenn Chalder
- Additional comments by Attorney Herbst
- Applicants finishing their public hearing presentation

Note: All submissions for the public hearing record must be either mailed to the Commission at the Town Hall, 11 Meetinghouse Lane, Woodbridge, CT 06525 or emailed to Commission staff at ksullivan@woodbridgect.org

1. *Any additional hearing submissions by the Commission's consultants, Attorney Herbst and his consultant and the applicants and their consultants must be made by no later than the close of business (4:30 pm) on Thursday, April 1, 2021, the Town Hall being closed on Friday, April 2, 2021 in observance of Good Friday.*

2. *Comments from the public can be submitted until Monday April 5, 2021 at 8:30 am.*

MEETING ADJOURNMENT

**** Commissioner Schatz moved to adjourn the meeting at 10:08 pm.
** Commissioner Klee seconded
** Voting for: Commissioners Klee, Zamir, Schatz, Skolnick, and Kennedy
** Opposed: No One
** Abstained: No One
Unanimous approval**

Accordingly, the meeting was adjourned at 10:08 pm.

Respectfully submitted,

Kristine Sullivan, Acting Recording Secretary