

**MINUTES**  
**WOODBRIIDGE TOWN PLAN AND ZONING COMMISSION**  
**REGULAR MEETING OF APRIL 3, 2023**

A regular meeting of the Woodbridge Town Plan and Zoning Commission, was held on April 3, 2023, in the Central Meeting Room Town Hall, 11 Meetinghouse Lane, Woodbridge, Connecticut, attended by:

Members: Andrew Skolnick, Yonatan Zamir ~ Acting Chairman, and Jeff Kennedy

Alternates: Kathy Hunter, Aaron Hoffmann, and Chadi Noujaim

Excused: Paul Schatz and Robert Klee

Hunter voted in place of Schatz, Hoffmann voted in place of Klee and Noujaim voted in place of the vacant full member position on the Commission. Zoning Enforcement Officer Kristine Sullivan was also in attendance. The Acting Chairman called the meeting to order at 6:33 pm.

**NEW BUSINESS**

There was no new business to come before the Commission.

**WORK SESSION**

**Luciani Properties LLC: 110 Luciani Road**

**Application for special permit for excavation to construct two residential homes**

*Note: This application, which was received at the Commission's regular meeting on March 6, 2023 was scheduled at that meeting for a public hearing at the Commission's regular meeting on May 1, 2023.*

**Discussion and appropriate action regarding cleanup of the Zoning Regulations**

The Commission continued its review of the clean-up of the Regulations starting at page 18 of the draft cleanup of the Regulations and ending for the evening at page 42. Further review and discussion of the Regulations was continued to the Commission's regular meeting on May 1, 2023.

**Discussion and appropriate action regarding cannabis regulations**

This item was deferred until the Commission's regular meeting on May 1, 2023.

**Report regarding actions of the Regional Planning Commission of SCRCOG**

Commissioner Skolnick reported that at the regular meeting on March 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:

- Town of Cheshire: Petition for Zone Text Change Accessory Apartments, Permitted Uses.
- Town of North Haven: Proposed Text Amendment Change Section 5.2.1.17 Accessory Retail Permitted Use.
- Town of Hamden: Mt Carmel PDD Zone Amendment – Zoning Map.

- Town of Orange: Proposed Zoning Text Amendment – Outdoor Display and Storage.
- Preliminary Review – Guilford 2023 Comprehensive Update to Zoning Regulations

**Report of the Housing Committee**

Commissioner Hunter reported that the Committee held two separate Community Conversations regarding housing on March 23, 2023, in the Library meeting room. A neighborhood conversation was also held on April 2<sup>nd</sup>. Those conversations will continue to be held with a larger charette on housing at a future date, in the Town Center gymnasium or at the JCC.

The Committee is also looking to coordinate better with other town committees regarding housing.

**Correspondence**

A letter was received from Police Chief Frank Capiello regarding parking and speeding issues on Manila and Merritt Avenues. Commission member asked to have the letter posted on the Commission page of the Town Website.

**Approval of Minutes**

**\*\*\* Skolnick moved to approve the minutes of the Commission’s regular meeting on September 6, 2022, as submitted.**

**\*\*\* Noujaim seconded**

**\*\*\* In Favor: Kennedy, Skolnick, Zamir, Hoffmann, Noujaim, and Hunter**

**\*\*\* Opposed: No One**

**\*\*\* Recused: No One**

**\*\*\* Abstained: No One**

**Unanimous vote of approval.**

**\*\*\* Skolnick moved to approve the minutes of the Commission’s regular meeting on December 5, 2022, as submitted.**

**\*\*\* Hunter seconded**

**\*\*\* In Favor: Skolnick, Zamir, Hoffmann, Noujaim, and Hunter**

**\*\*\* Opposed: No One**

**\*\*\* Recused: No One**

**\*\*\* Abstained: Kennedy**

**Unanimous vote of approval.**

**\*\*\* Skolnick moved to approve the minutes of the Commission’s regular meeting on January 3, 2023, as submitted.**

**\*\*\* Zamir seconded**

**\*\*\* In Favor: Kennedy, Skolnick, Zamir, Hoffmann, Noujaim, 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 – April 3, 2023

**\*\*\* Skolnick moved to approve the minutes of the Commission’s regular meeting on February 6, 2023, as submitted.**  
**\*\*\* Zamir seconded**  
**\*\*\* In Favor: Kennedy, Skolnick, Zamir, Hoffmann, Noujaim, and Hunter**  
**\*\*\* Opposed: No One**  
**\*\*\* Recused: No One**  
**\*\*\* Abstained: Skolnick**  
**Unanimous vote of approval.**

**\*\*\* Skolnick moved to approve the minutes of the Commission’s regular meeting on March 6, 2023, as submitted.**  
**\*\*\* Zamir seconded**  
**\*\*\* In Favor: Kennedy, Skolnick, Zamir, and Hunter**  
**\*\*\* Opposed: No One**  
**\*\*\* Recused: No One**  
**\*\*\* Abstained: Hoffmann and Noujaim**  
**Unanimous vote of approval.**

**Meeting Adjournment**

**\*\*\* Skolnick moved to adjourn the meeting at 8:13 pm**  
**\*\*\* Hoffman seconded**  
**\*\*\* In Favor: Kennedy, Skolnick, Zamir, Hoffmann, Noujaim and Hunter**  
**\*\*\* Opposed: No One**  
**\*\*\* Recused: No One**  
**\*\*\* Abstained: No One**  
**Unanimous vote of approval.**

Accordingly, the meeting was adjourned at 8:13 pm.

Respectfully submitted,

Kristine Sullivan,