

MINUTES OF THE TOWN PLAN AND ZONING COMMISSION
TOWN OF WOODBRIDGE
REGULAR MEETING OF APRIL 5, 2021

A regular meeting of the Town Plan and Zoning Commission for the Town of Woodbridge scheduled for Monday April 5, 2021 via WebEx was called to order at 6:35 pm by Chairman Rob Klee.

ROLL CALL

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

PUBLIC HEARINGS

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 gave opening remarks for the public hearing noting:

- The evening's hearing continuation would be the final session for the public hearing on the subject application.
- Submission of written communications regarding the application was now closed.
- No testimony would be received after the close of the public hearing.
- Once the public hearing was closed the Commission had 65 days to act on the application.
- All meetings where deliberations of the Commission were held regarding the application would be open to the public, but there would be no further comments.
- There would be no deliberations this evening regarding the application.
- Commissioner Schatz was in transit from out of state and would join the meeting if possible, otherwise would watch the video of the public hearing.

Commissioner Greenberg joined the WebEx meeting at this time (6:40 pm) and in response to a query from the Chairman stated that he had watched the video of the March 18, 2021 special meeting of the Commission in its entirety. Commissioner Greenberg had not been able to participate in the March 18, 2021 special meeting.

The following items of correspondence which had been received since the public hearing continuation on March 18, 2021 for the hearing record, were distributed to Commission members and posted on the Commission page of the Town Website:

- Letter dated March 14, 2021 from Ian H. Glassman, Woodbridge
- Email dated March 18, 2021 from James Zorena
- Email dated March 18, 2021 from James Zorena, with attached email "town council w/Tony Hwang and Expert Panel of State Rep circ Late December 2020 January 2021.
- Email dated March 20, 2021 from Liz Chicos with eight (8) attached pdf's which had been referenced in oral comments by Mrs. Chicos in her March 1, 2021 public hearing testimony.
- Email dated March 23, 2021 from Robert Sharrer, Woodbridge

- Email dated March 23, 2021 from Lauren Arch Arons, 12 Sunbrook Road, with attached link to an email entitled “On characterizing Woodbridge as racist without evidence” from the *Connecticut Mirror*

The Chairman then continued with his opening remarks noting:

- Commission deliberations on the application would begin at the Commission’s next regular meeting on May 3, 2021.
- The order of the public hearing continuation this evening would be:
 - Presentation by Commission planning consultant Glenn Chalder
 - Receipt of oral comments from the public
 - Closing remarks by Attorney Herbst
 - Closing remarks by presenters for the applicants.

The Chairman then called on Mr. Chalder to give his presentation. His presentation materials had been posted on the Town Website.

Following Mr. Chalder’s presentation, Commissioners Zamir and Kennedy asked questions of Mr. Chalder. Commissioners Skolnick and Greenberg had no questions at this time.

The Chairman then reviewed the guidelines for members of the public who wanted to provide comment for the hearing noting they would each be limited to three minutes to speak and that no questions that were posed would be answered. Members of the public who had previously spoken were requested to defer to those who had not yet had the opportunity to speak. Betsy Yagla, Assistant Administrative Officer for the Town of Woodbridge assisted with this portion of the public hearing. Members of the public who spoke where:

- Nicole Donzello
- Lou Ruotolo
- James Hubbard
- James Zorena

Note: Constance Royster had raised her “hand” to speak at this time but was unable to utilize her microphone. The Chairman stated that if she were able to access a microphone connection later in the meeting she would be allowed to comment.

There being no further comments by members of the public, the Chairman then closed the public comment portion of the public hearing (except as noted above) at 7:39 pm.

The Chairman then called on Attorney Timothy Herbst, representing a dozen concerned residents to the 2 Orchard Road property, to provide any closing comments that he had. Following the conclusion of Attorney Herbst’s comments, Commissioners Zamir and Kennedy asked questions of Attorney Herbst.

Commissioner Schatz was able to join the WebEx meeting via computer at 8:18 pm and noted that he had been listening by phone for forty minutes prior to joining via computer.

There being no further comments from Commission members, the Chairman called a recess in the meeting and hearing proceedings at 8:30 pm until 8:36 pm.

When the hearing resumed, Constance Royster had been able to call in and at this time provided her oral comments for the hearing record.

The Chairman then called on the applicants to give their closing remarks regarding the application. Speaking on behalf of the applicants at this time were:

- Hannah Abelow, a Yale law student member of the applicants' presentation team
- Engineer Steve Trinkaus
- Attorney Marc Branse
- Sean Yang, a Yale law student member of the applicants' presentation team
- Planning Consultant Donald Poland
- Karen Anderson, a Yale law student member of the applicants' presentation team
- Richard Friedman, President of Garden Homes Management
- Attorney Timothy Hollister
- Attorney Erin Boggs

The Chairman then asked Commission members if they had any questions to ask of the applicants' representatives. At this time Commissioners Schatz, Zamir, and Kennedy, directed questions to applicants' representatives which were responded to by Attorney Hollister, Ms. Abelow, Ms. Anderson, Mr. Poland, and Attorney Boggs.

At the conclusion of the questions by the Commission members, Attorney DuBuque, legal counsel for the Commission provided closing comments to the Commission. At the conclusion of her comments the Commission acted to close the public hearing as follows:

- ** **Commissioner Skolnick moved to close the public hearing on the subject application at 10:34 pm**
 - ** **Commissioner Schatz seconded**
 - ** **Voting for: Commissioners Klee, Zamir, Schatz, Greenberg, Skolnick and Kennedy**
 - ** **Opposed: No One**
 - ** **Abstained: No One**
- Unanimous approval**

The Chairman then thanked everyone who had participated in the public hearing. He again noted that the Commission was now in the deliberation phase of the application and reiterated that there should be no contact with any Commission member by members of the public or representatives of the applicants regarding the application. He affirmed that the next meeting that the Commission would discuss the application would be the Commission's regular meeting on Monday, May 3, 2021. In the interim the Commission members will be reviewing the voluminous public hearing record.

**RECEIPT AND APPROPRIATE ACTION ON APPLICATIONS AND 8-24
REFERRALS RECEIVED SINCE THE MARCH 1, 2021 REGULAR MEETING OF
THE COMMISSION**

Neoset Designs: 140 Bradley Road

Application for special exception permit for manufacturing of artwork in the building located on the southern end of the property located at 140 Bradley Road

The Commission formally received the application submitted by Neoset Designs for a special permit for manufacturing of artwork in the building located on the southern end of the property located at 140 Bradley Road.

Since the application is for a special exception permit a public hearing is required to be held. Following a brief discussion, Commission members acted to schedule a public hearing on the subject application as follows:

**** Commissioner Schatz moved to schedule a public hearing on the application of Neoset Designs for a special exception permit for manufacturing of artwork in the building located on the southern end of the property located at 130 Bradley Road for the Commission’s regular meeting on Monday, May 3, 2021.**

**** Commissioner Skolnick seconded**

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

**** Opposed: No One**

**** Abstained: No One**

Unanimous approval

WORK SESSION

1. Response to emails received at the March 1, 2021 TPZ meeting related to the replacement of the turf at the Amity High School Stadium Fields

Town Counsel had advised that since the public hearing on the special exception permit regarding the replacement of the Stadium Field at the Amity High School 25 Newton Road had been closed, that no further comments related to the application were appropriate to be reviewed by the Commission.

2. Report on activities of the SCRCOG

Commissioner Skolnick reported that there had been no meeting of the Regional Planning Commission of the South Central Regional Council of Governments (SCRCOG) since the Commission’s regular meeting on March 1, 2021.

3. Report of the Zoning Enforcement Officer

There was no discussion of the agenda item this evening.

CORRESPONDENCE RECEIVED

Consideration and appropriate action regarding correspondence received since the March 1, 2021 regular meeting of the Commission not related to items before the Commission:

1. Warranty and Certification from FieldTurf USA, Inc to the Amity Regional School District 5 in response to condition of the Special Exception Permit for Excavation, Removal, Filling, Grading, and Processing of Earth Products related to the existing track and field at the Amity High School, 25 Newton Road, approved on July 13, 2020.

The Chairman noted that the subject correspondence related to the condition of the special exception permit that the Commission approved on July 13, 2020 related to the replacement of the Stadium Field at the Amity Regional High School, 25 Newton road. following a public hearing. In discussion Commission members noted that:

- The Guarantee that had been received was undated.
- The Guarantee that was received was not attached to a “warranty” for the Stadium Field.

At the conclusion of discussion, Commission members acted as follows on the guarantee that had been filed with the Commission:

**** Commissioner Klee moved to find that the undated guarantee from Field Turf that was filed with the Commission on March 22, 2021 was lacking in that it should be an addendum to the warranty to the Amity District for the stadium field.**

Since the Commission has found that the guarantee that was filed does not meet the condition of the permit approved on July 13, 2020 regarding the installation of the turf field, the Commission has scheduled a special meeting for Monday, April 12, 2021 at 6:30 pm to allow time for a warranty from FieldTurf to the Amity School District for the stadium field to be provided to the school district, with the guarantee that was provided on March 22, 2021 as an addendum to that warranty. That warranty with addendum should then be filed with the Commission Office by no later than the close of business, 4:30 pm, on Friday April 9, 2021 to allow time for it to be provided to the members of the Commission prior to the special meeting on April 12th.

**** Commissioner Kennedy seconded**

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

**** Opposed: No One**

**** Abstained: Zamir**

Unanimous approval

APPROVAL OF MINUTES

No action was taken regarding minutes of prior meetings of the Commission.

MEETING ADJOURNMENT

**** Commissioner Skolnick moved to adjourn the meeting at 11:05 pm.**

**** Commissioner Schatz seconded**

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

**** Opposed: No One**

**** Abstained: No One**

Unanimous approval

Accordingly, the meeting was adjourned at 11:05 pm.

Respectfully submitted,

Kristine Sullivan, Acting Recording Secretary