

MINUTES OF THE TOWN PLAN AND ZONING COMMISSION
TOWN OF WOODBRIDGE
REGULAR MEETING OF MAY 2, 2022

The regular meeting of the Woodbridge Town Plan and Zoning Commission (TPZ) was called to order on Monday, May 2, 2022 at 6:37 pm in the Central Meeting Room of the Woodbridge Town Hall, 11 Meetinghouse Lane, Woodbridge, CT by Chairman Rob Klee.

ROLL CALL

MEMBERS PRESENT: Robert Klee – Chair, Jeff Kennedy, Yonatan Zamir, Larry Greenberg, and Andrew Skolnick

ALTERNATES: Kathy Hunter and Susan Cassidy

EXCUSED: Paul Schatz

Zoning Enforcement Officer (ZEO) Kristine Sullivan also participated in the meeting. Selectmen’s liaison Joe Crisco also was present for the meeting. Hunter and Cassidy rotated being seated in place of Schatz as noted.

PUBLIC HEARING

Town of Woodbridge Agricultural Commission

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

The public hearing on 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 opened by the Chairman. Agricultural Commission Chairman Chris Sorenson was present to speak on behalf of the application.

For the public hearing record, Mr. Sorenson commented and responded to questions by Commission members including:

- In other area towns, roadside stands and farm markets are allowed to sell the sale of items not produced on the farm such as eggs and honey.
- Farm markets/roadside stands work well for residents who want to shop locally and support local farms.

Staff noted that as required by State Statute, the proposed amendments had been referred to the Regional Planning Agency (RPA) of the South Central Regional Council of Governments (SCRCOG) for comment. The amendments had been reviewed by the RPA which had reported by letter dated April 19, 2022, that the amendments would not have any negative inter municipal impacts or impacts to the habitats and ecosystem of Long Island Sound. The referenced letter had been distributed to the Commission members and made part of the hearing record.

There being no public comment on the proposed zoning regulation amendments, the public hearing was closed as follows.

**** Commissioner Greenberg moved to close the public hearing on the zoning amendments submitted by the Woodbridge Agricultural Commission**

**** Commissioner Skolnick seconded**

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

**** Opposed: No One**

Unanimous approval

NEW BUSINESS

Town of Woodbridge: Connecticut General Statute (CGS) Section 8-24 Referral

~ 100 Center 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 Poole 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 Greenberg**

**** Opposed: No One**

Unanimous approval*

***Hunter voted in place of Schatz**

GM Industries LLC: 283 Seymour Road

Application for Flood Hazard Permit for Installation of Solar Tracker in Flood Area

The application submitted by GM Industries LLC, for the installation of a mono-pole Solar Tracker in a flood hazard area of property owned by Victor Leyner located at 283 Seymour Road was formally received by the Commission. The application was submitted in accordance with Section 11.4 of the Zoning Regulations.

No one was present to discuss the application on behalf of the applicant. ZEO Sullivan noted:

- The Inland Wetlands Agency had issued a permit for the structure because it would be located in an upland review area regulated by the IWA.
- The application to the TPZ was submitted because the mono-pole structure is proposed to be located in a flood hazard area.
- The structure would be on a frost footing, with a solar tracker on top.
- Wiring to the solar tracker would be underground.

At the end of ZEO's comments, the Commission members acted as follows on the application:

**** Commissioner Kennedy moved to approve the application of GM Industries LLC for the installation of a solar tracker in the flood hazard area of 283 Seymour Road, owned by Victor Leyner, based on the structure being anchored to the ground by a frost footing to prevent flotation, collapse, or lateral movement of the structure which will not habitable.**

**** Commissioner Greenberg seconded**

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

**** Opposed: No One**

Unanimous approval**

****Cassidy voted in place of Schatz**

WORK SESSION

Town of Woodbridge Agricultural Commission

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

After a brief discussion of the proposed amendment to the Zoning Regulations, the Commission members acted as follows on the application:

**** Commissioner Greenberg moved to approve the application of the Woodbridge Agricultural Commission to amend the Zoning Regulations of the Town of Woodbridge (the Regulations) in both Table 3.1 Allowed Uses by Zone, 3.3.A.2, regarding Road Side Stands, and Section 3.3.A.2, also regarding Road Side Stands to amend where it states: "for selling products only of the farm or orchard on which the stand is located", to state "for selling both products produced on the farm or orchard on which the stand is located, as well as items not produced on said farm or orchard".**

In approving the amendment to the Zoning Regulations, the Commission found that the amendment was in conformity with the 2015 Town Plan of Conservation and Development for the Town of Woodbridge.

The amendment is as adopted shall be effective on June 1, 2022

**** Commissioner Zamir seconded**

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

**** Opposed: No One**

Unanimous approval*

***Hunter voted in place of Schatz**

Discussion with Planner Glenn Chalder regarding the scope of his work on “cleaning up” the current zoning regulations, including getting them into one cohesive document that is word searchable.

Planning consultant Glenn Chalder was present to discuss the scope of work that the Commission wanted him to perform relative to “cleaning up” the current zoning regulations, including:

- Making the regulation one “document”
- Cleaning up all the existing references in the regulations to be current
- Making the document a “word searchable” pdf.
- Not making any policy related changes to the regulations.

Commissioners noted that Mr. Chalder should also identify any inconsistencies with State Statutes, so the regulations would be compliant with current statutes.

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

Commission members will be having a special meeting on May 10, 2022, to have an informational presentation by and discussion with Attorney Daniel Glissman, Co-Chair of the Connecticut Bar Association Committee on the new Cannabis laws in Connecticut.

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

Commissioner Skolnick reported that there had nothing to report.

CORRESPONDENCE RECEIVED

No new correspondence had been received that was not relative to items on the evening’s agenda.

APPROVAL OF MINUTES

**** Commissioner Skolnick moved to approve the minutes of the Commission’s regular meeting on January 4, 2021, as submitted**

**** Commissioner Greenberg seconded**

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

**** Opposed: No One**

**** Abstained: No One**

Unanimous approval

**** Commissioner Skolnick moved to approve the minutes of the Commission’s regular meeting on July 6, 2021, with corrections as noted by Commissioner Hunter**

**** Commissioner Hunter* seconded**

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

**** Opposed: No One**

**** Abstained: Greenberg**

Unanimous approval*

***Hunter voted in place of Schatz**

**** Commissioner Greenberg moved to approve the minutes of the Commission's special meeting on August 23, 2021, as submitted**
**** Commissioner Klee seconded**
**** Voting for: Commissioners Klee, Kennedy, Skolnick, Zamir and Hunter***
**** Opposed: No One**
**** Abstained: Greenberg**
Unanimous approval*
***Hunter voted in place of Schatz**

**** Commissioner Greenberg moved to approve the minutes of the Commission's special meeting on August 30, 2021, as submitted**
**** Commissioner Klee seconded**
**** Voting for: Commissioners Klee, Kennedy, Skolnick, Zamir, Greenberg and Hunter***
**** Opposed: No One**
**** Abstained: No One**
Unanimous approval*
***Hunter voted in place of Schatz**

**** Commissioner Skolnick moved to approve the minutes of the Commission's special meeting on September 9, 2021, as submitted**
**** Commissioner Greenberg seconded**
**** Voting for: Commissioners Klee, Kennedy, Skolnick, Hunter* and Greenberg**
**** Opposed: No One**
**** Abstained: Zamir**
Unanimous approval*
***Hunter voted in place of Schatz**

**** Commissioner Skolnick moved to approve the minutes of the Commission's special meeting on October 25, 2021, as submitted**
**** Commissioner Klee seconded**
**** Voting for: Commissioners Klee, Skolnick, Hunter* and Zamir**
**** Opposed: No One**
**** Abstained: Kennedy and Greenberg**
Unanimous approval*
***Hunter voted in place of Schatz**

**** Commissioner Skolnick moved to approve the minutes of the Commission's regular meeting on December 6, 2021, as submitted**
**** Commissioner Greenberg seconded**
**** Voting for: Commissioners Klee, Kennedy, Skolnick, Cassidy** and Greenberg**
**** Opposed: No One**
**** Abstained: Zamir**
Unanimous approval**
****Cassidy voted in place of Schatz**

**** Commissioner Skolnick moved to approve the minutes of the Commission's special meeting on February 17, 2022, as amended to reflect Hunter being in attendance.**

**** Commissioner Klee seconded**

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

**** Opposed: No One**

**** Abstained: Greenberg**

Unanimous approval*

***Hunter voted in place of Schatz**

**** Commissioner Skolnick moved to approve the minutes of the Commission's special meeting on February 28, 2022, as amended**

**** Commissioner Klee seconded**

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

**** Opposed: No One**

**** Abstained: Greenberg**

Unanimous approval**

****Cassidy voted in place of Schatz**

**** Commissioner Skolnick moved to approve the minutes of the Commission's regular meeting on March 7, 2022, as submitted**

**** Commissioner Klee seconded**

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

**** Opposed: No One**

**** Abstained: Greenberg**

Unanimous approval*

***Hunter voted in place of Schatz**

MEETING ADJOURNMENT

**** Commissioner Greenberg moved to adjourn the meeting at 8:20 pm.**

**** Commissioner Zamir seconded**

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

**** Opposed: No One**

**** Abstained: No One**

Unanimous approval**

****Cassidy voted in place of Schatz**

Accordingly, the meeting was adjourned at 8:20 pm.

Respectfully submitted,

Kristine Sullivan, Acting Recording Secretary