

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

A regular meeting of the Town Plan and Zoning Commission for the Town of Woodbridge scheduled for Monday May 3, 2021 via WebEx was called to order at 6:41 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.

**PUBLIC HEARING**

**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 Chairman opened the public hearing on the application by Neoset Designs for a special exception permit for manufacturing of artwork in the building located at the southern end of the property located at 140 Bradley Road. Jonathan Brand participated in the WebEx meeting regarding the application. The application materials had been posted on the Commission page of the Town website and distributed to the Commission members.

In his presentation regarding the application and in response to questions by Commission members, Mr. Brand noted the following:

- The business had been located in Brooklyn in the Navy Boatyard.
- The artwork is created by robotic milling of metal and/or stone.
- The interior of the building is ideal since it has 5000 square feet of open area with high ceilings.
- There is also a 4500 square foot area which will be used for interior storage.
- The business hours will vary since the business works with clients all over the world and therefore needs to be working in “real-time” with those clients.
- No alternations to the building will be required.
- There will be some outdoor storage of large blocks of stone.
- The maximum number of employees will be 5.
- The materials used will vary in size. Most work is done on material in the 300 pound range, while some can be done on stone that weighs up to 8 tons and can be five to six feet tall.
- Materials may be brought to the site on a flatbed stone, but typically one stone may be delivered per month.
- There are currently four robots used for projects with only one able to handle the very large size projects.
- The occasional flatbed truck traffic will be much less than the truck traffic for West Rock Materials which occupies the opposite side of the property.

There being no written or oral public comments received regarding the application, the public hearing was closed at 6:52 pm by the following motion:

\*\* Commissioner Skolnick moved to close the public hearing at 6:52 pm

\*\* Commissioner Schatz seconded

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

\*\* Opposed: No One  
\*\* Abstained: No One  
Unanimous approval

**RECEIPT AND APPROPRIATE ACTION ON APPLICATIONS AND 8-24  
REFERRALS RECEIVED SINCE THE APRIL 5, 2021 REGULAR MEETING OF  
THE COMMISSION**

No new applications or 8-24 Referrals had been submitted to the Commission since the Commissions regular meeting on April 5, 2021.

**WORK SESSION**

**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**

After a brief discussion, Commission members acted to approve the application as follows:

- \*\* **Commissioner Skolnick moved to approve the application of Neoset Designs for a special exception permit for manufacturing of artwork in the building on the southern end of property located at 140 Bradley Road, based on the submitted application materials and the hearing testimony by the applicant. The approval includes the provision that there can be outside storage of large blocks of stone related to the manufacturing business.**
- \*\* **Commissioner Schatz seconded**
- \*\* **Voting for: Commissioners Klee, Zamir, Schatz, Skolnick, and Kennedy**
- \*\* **Opposed: No One**
- \*\* **Abstained: No One**

**Unanimous approval**

**2 Orchard Road LLC and Open Communities Trust, LLC**

**Application for Zoning Regulation Amendment and an Amendment to the Town Plan of Conservation and Development (TPCD) Regarding Multifamily and Affordable Housing**

The Chairman opened the work session regarding the subject applications noting:

- The Commission has 65 (sixty-five) days from the close of the public hearing to make a decision on the applications.
- No one from the public or applicants' team can speak or participate in the Commission's deliberations.
- A decision on the applications must be made by the Commission's regular meeting on June 7, 2021, the Commission's next regular meeting.
- There are two applications before the Commission, one regarding amending the Town Plan of Conservation and Development and one regarding changes to the Zoning Regulations.
- The Commission has three options regarding the applications
  - Adopt in their entirety
  - Deny in their entirety
  - Adopt with revised amendments that are reasonable.
- The record documents are on the Commission website page of the Town website.
- There are essentially eight "parts" to the "hearing record"

- The Applicants submission, supplemental materials, and presentation
- The presentation and materials by Attorney Herbst made on behalf of neighbors to 2 Orchard Road
- All of the public comments ~ both written and oral
- “Agency” letters, such as from the South Central Regional Council of Governments, Regional Water Authority, West River Watershed Coalition, Department of Energy and Environmental Protection, Naugatuck Valley Council of Governments.
- Reports from the three Planners, Mr. Poland, Mr. Miller, and Mr. Chalder.
- Information on engineering of septic systems from Mr. Trinkaus and Criscuolo Engineering.
- Commission questions and discussion
- Reference materials such as submitted maps and Mr. Chalder’s “framework”
- The Commission’s consultants Attorney Dubuque and Mr. Glenn Chalder are at the Commission’s disposal ~ but only to ask about items in the hearing record.

In response to a query from the Chairman, the Commission members agreed to go through the “eight” areas of the hearing record and share their individual thoughts regarding each “area”. In the course of this portion of the meeting, all of the Commission members recognized and thanked the members of the public for their participation, patience, comments, and level of engagement. Attorney Dubuque and Mr. Chalder participated as needed when directed questions by Commission members.

One specific area of consideration/concern identified during this portion of the meeting by the Commission members was regulating impervious cover in terms of site development.

At the conclusion of the general discussion regarding the “eight” areas of the hearing record, the Chairman screen shared the “conceptual framework” from the hearing record that Mr. Chalder had prepared, and then suggested to “take the temperature” of the Commission members in terms of what possible direction decisions on the applications should take so discussion could be directed accordingly. The Commission members concurred that they would like to “head down the road” of considering options for amendments to the applications.

There was discussion of the impact of Connecticut General Statute 8-3i in terms of what type of permit would trigger review by the Department of Health Services and Regional Water Authority. Commission members reviewed that portion of the “conceptual framework” regarding two family homes in more zones, including under Connecticut General Statute 8-3i when and how review of an application by the Department of Health Services and Regional Water Authority would be triggered.

Commission members then discussed if there should be a special meeting for further discussion of the application. Attorney DuBuque recommended that there be a work session before the June regular meeting to allow time for preparation of a written motion for the Commission’s consideration at the June 7, 2021 meeting, which she confirmed the Commission could act at.

It was the consensus of the Commission members to schedule a s special meeting of the Commission for Thursday, May 13, 2021 at 7 pm to continue discussion on the application. Further discussion on this agenda item was then deferred until that meeting.

### **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 April 5, 2021.

### **Report of the Zoning Enforcement Officer**

The ZEO reported that the Amity Stadium project was moving forward. Site inspections have shown no sediment and erosion issues.

### **CORRESPONDENCE RECEIVED**

Consideration and appropriate action regarding correspondence received since the April 5, 2021 regular meeting of the Commission not related to items before the Commission:

*No items of correspondence had been received.*

### **APPROVAL OF MINUTES**

- \*\* Commissioner Kennedy moved to approve the following minutes:
  - o Regular meeting of February 1, 2021 continued to February 9, 2021, as submitted
  - o Special meeting of February 22, 2021 as submitted
  - o Regular meeting of March 1, 2021 with typographical correction
  - o Special meeting of March 18, 2021 as submitted
  - o Regular meeting of April 5, 2021, subject to making sure when Commissioner Schatz joined the meeting.
  - o Special meeting of April 12, 2021 with typographical correction.
- \*\* Commissioner Schatz seconded
- \*\* Voting for: Commissioners Klee, Zamir, Schatz, Skolnick, and Kennedy
- \*\* Opposed: No One
- \*\* Abstained: No One

**Unanimous approval**

### **MEETING ADJOURNMENT**

- \*\* Commissioner Schatz moved to adjourn the meeting at 9:24 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 9:24 pm.**

Respectfully submitted,

Kristine Sullivan, Acting Recording Secretary