

**MINUTES OF THE TOWN PLAN AND ZONING COMMISSION**  
**TOWN OF WOODBRIDGE**  
**SPECIAL MEETING OF MAY 13, 2021**

A special meeting of the Town Plan and Zoning Commission for the Town of Woodbridge scheduled for Thursday May 13, 2021 via WebEx was called to order at 7:09 pm by Chairman Rob Klee.

**ROLL CALL**

PRESENT: Robert Klee – Chair, Yonatan Zamir, Paul Schatz, Andrew Skolnick, and Larry Greenberg\*

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 until Mr. Greenberg joined the meeting at 7:40 pm.

**WORK SESSION**

**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**

*Note: Attorney Marianne DuBuque and Planning Consultant Glenn Chalder participated in the work session as needed in response to questions by Commission members.*

The Chairman provided opening remarks regarding the ongoing decision making process relative to the subject applications. He then screen shared the copy of Section 8-2 of the Connecticut General Statutes submitted in the course of the public hearing by Attorney Herbst noting that the highlighted sections had been made by Attorney Herbst, not himself and that that section of the statutes governs how zoning is done in the State.

He then identified the following three main areas that he believed had been focused on in the course of the public hearing proceedings:

- The need for town to provide affordable house
- The need for finding balance in how housing opportunities were provided
- How to address any impacts of increased density to watersheds, septic systems and drinking water.

The Chairman then lead off a discussion with the Commission members to explore the potential for denser housing by each different residential zone. In this discussion, the hearing submission provided by Mr. Chalder which separated the various residential zones in terms of the availability of public water and sewer and their status of being on a public water supply watershed or not was utilized since those items had different potential development benefits and/or concerns related to them which lend the regulations to being tailored accordingly.

In the course of discussion Commission members again discussed the issues of impervious cover and stormwater management as well as percentages of affordable housing set asides in relation to being 60% or 80% of the area median income (ami).

There was a brief recess in the special meeting from 8:38 to 8:46.

In the continuing discussion, Commission members acknowledged that the availability of public sewer and water offered the ability to provide greater housing density.

The Chair asked Mr. Chalder and Attorney Dubuque if they would be able to craft draft modifications to the proposed regulations based on the Commission's discussions so that they could be reviewed and discussed by the Commission members. This was agreed to

Commission members continued their deliberations which included:

- When it would be appropriate to allow varied housing opportunities by Zoning Permit or by either a site plan or special permit from the Commission itself.
- If Commission members had an interest in increasing density on public water supply watersheds.
- Increasing the size of accessory dwelling units which would be allowed in all residential zones. *Note: Since this was not part of the applicants' proposal, on advice of Attorney DuBuque, inclusion of changing the size of accessory dwelling units will be addressed separately by the Commission in the future.*
- The option to have two family houses across all residential districts should be allowed, but tiered by availability to public sewer and water, and being on or off a public water supply watershed being the basis for what type of permit, Zoning, Site Plan or Special Exception, would be required.
- Expanding housing opportunities in the GBA, mixed use Zone. *Note: Since this was not part of the applicants' proposal, on advice of Attorney DuBuque, inclusion of expanding housing opportunities in the GBA, mixed use Zone will be addressed separately by the Commission in the future.*
- Appropriate modifications to the applicants' proposed changes to the Plan of Conservation and Development (POCD).

Mr. Chalder was then tasked with providing a redline version of both the applicants' proposed regulations and changes to the POCD, incorporating the modifications that had been discussed by the Commission members. It was the consensus of the Commission members to schedule a special meeting for Monday, May 24<sup>th</sup> at 7 pm, to be held via WebEx, to review all of the modifications discussed by the Commission. Mr. Chalder was asked to have a work product ready by May 20<sup>th</sup>/21<sup>st</sup> to distribute to the members so the members would have adequate time to review it.

Final action on the applications will be taken at the Commission's regular meeting on June 7, 2021, which will be held via WebEx

### MEETING ADJOURNMENT

**\*\* Commissioner Schatz moved to adjourn the meeting at 10:05 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 10:05 pm.**

Respectfully submitted,

Kristine Sullivan, Acting Recording Secretary