

MINUTES OF THE TOWN PLAN AND ZONING COMMISSION
TOWN OF WOODBRIDGE
SPECIAL MEETING OF MAY 24, 2021

A special meeting of the Town Plan and Zoning Commission for the Town of Woodbridge scheduled for Monday May 24, 2021, via WebEx was called to order at 7:05 pm by Chairman Rob Klee.

ROLL CALL

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

ALTERNATE: Jeff Kennedy

EXCUSED: Chris Sorensen (alternate)

Zoning Enforcement Officer (ZEO) Kristine Sullivan also participated in the meeting.

**Joined the meeting at 7:07 pm*

WORK SESSION

2 Orchard Road LLC and Open Communities Trust, LLC (OCA)

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 noting:

- The Commission would be focusing on finding a consensus on changes to residential uses based on the applications before the Commission.
- More housing opportunities are needed
- Changes to the regulations are a reasonable outgrowth of the public hearings held on the subject applications.
- OCA was collaboratively asked to come up with modifications to the submitted proposals ~ but declined.
- The public has had multiple opportunities to comment.
- The public has recognized the need for housing opportunity in Woodbridge, although not necessarily what OCA proposed.

The Chairman then asked Mr. Chalder to walk through the red-lined modifications to the applicant's proposal that he had been tasked with creating at the Commission's special meeting on May 13, 2021. Prior to Mr. Chalder doing his "walk through" on the Zoning Regulations, Attorney DuBuque noted that the proposed modifications reflected the Commission's discussions through May 13th. She also noted that all the issues that were subject to changes had been previously raised. The mark up showed the original proposed text by OCA in purple, OCA text proposed to be deleted in purple with a strike-through, and new proposed text in red.

After completing his "walk through" of the changes to the Zoning Regulations, Mr. Chalder then "walked through", via screen share, changes to the Town Plan of Conservation and Development (TPCD) with the Commission members. That markup showed the original proposed text by OCA in purple, OCA text proposed to be deleted in purple with a strike-through, existing text to be deleted with a blue strike through, existing text to remain in black and new proposed text in red.

After Mr. Chalder completed both “walk throughs”, the Chairman identified the following three areas of consideration for the Commission:

- Allowing accessory dwelling units in all residential zones.
- Allowing two family housing in all residential zones with the type of permitting dependent on availability of public water and sewer and location on or off a public water supply watershed.
- Allowing multifamily housing (3+ units) where public sewer and water were available.

Discussion of the foregoing included:

- Expanding housing opportunities in the mixed district zone and increasing the size of Accessory Dwelling Units. As noted at the May 13, 2021, special meeting, since those issues were not part of the applicants’ proposal, on advice of Attorney DuBuque, those issues would need to be addressed separately by the Commission in the future.
- The merits of requiring a site plan or special exception for two family houses without public water and sewer, if on or off a public water supply watershed to bring in interaction with the Regional Water Authority and Department of Health.
- Potential impacts of impervious coverage, including building coverage.
- Parking requirements
- Changes to the Zoning map that might be necessitated including removal of references to “single family” zones

The Chairman then asked the Commission members to provide their input regarding three “high level areas”

- Accessory dwelling units in all residential zones.
- Two family opportunities in all residential zones.
- Multifamily housing where there was access to public water and public sewer.

At the conclusion of this discussion, Mr. Chalder and Attorney DuBuque were tasked with providing a draft motion for the Commission’s consideration based on the consensus that the Commission members had reached regarding modifications to the applicants’ proposed text for the Commission’s regular meeting on June 7, 2021. The draft motion was asked to be provided to the Commission members for review by no later than June 3, 2021.

MEETING ADJOURNMENT

**** Commissioner Kennedy moved to adjourn the meeting at 9:54 pm.**

**** Commissioner Skolnick seconded**

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

**** Opposed: No One**

**** Abstained: No One**

Unanimous approval

Accordingly, the meeting was adjourned at 9:54 pm.

Respectfully submitted,

Kristine Sullivan, Acting Recording Secretary