

MINUTES OF THE TOWN PLAN AND ZONING COMMISSION
TOWN OF WOODBRIDGE
REGULAR MEETING OF JULY 5, 2022

The regular meeting of the Woodbridge Town Plan and Zoning Commission (TPZ) was called to order on Tuesday, July 5, 2022, at 6:35 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, and Andrew Skolnick

ALTERNATES: Robert Reed and Kathy Hunter

EXCUSED: Paul Schatz and alternate Susan Cassidy

Zoning Enforcement Officer (ZEO) Kristine Sullivan also participated in the meeting. Alternates Robert Reed and Kathy Hunter were seated respectively in place of the vacancy created by the resignation of Larry Greenberg and the absence of Paul Schatz.

NEW BUSINESS

Luciani Properties LLC: 110 Luciani Road

Special Exception permit per Section 3.3. N of the Zoning Regulations of the Town of Woodbridge for Excavation, Removal, Filling, Grading and Processing of Earth Products to construct two single family residences.

The Commission formally received the application submitted by Luciani Properties for a Special Exception permit per Section 3.3. N of the Zoning Regulations of the Town of Woodbridge for Excavation, Removal, Filling, Grading and Processing of Earth Products to construct two single family residences on property located at 110 Luciani Street. The application was accompanied by a check for the Town and State application fees and site plans.

It was the consensus of the Commission members to refer the submitted site plans to the Commission’s consulting engineering firm, Criscuolo Engineering LLC for review and comment.

Since the application requires a public hearing, the Commission members then acted to schedule a public hearing as follows:

**** Commissioner Klee moved to schedule a public hearing on the application by Luciani Properties for a Special Exception permit per Section 3.3. N of the Zoning Regulations of the Town of Woodbridge for Excavation, Removal, Filling, Grading and Processing of Earth Products to construct two single family residences on property located at 110 Luciani Street, for the regular meeting of the Commission on Tuesday, September 6, 2022, beginning at 6:30 pm in the Central Meeting Room of the Woodbridge Town Hall.**

**** Commissioner Skolnick seconded**

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

**** Opposed: No One**

Unanimous approval

John Heffernan Jr. dba Savory & Vine LLC: 9 Lucy Street
Application for a special exception permit per Section 3.3.HH of the Zoning Regulations for the Town of Woodbridge for use of a restaurant liquor establishment.

The Commission formally received the application submitted by John Heffernan Jr. dba Savory & Vine LLC Street for a special exception permit per Section 3.3.HH of the Zoning Regulations for the Town of Woodbridge for use of a restaurant liquor establishment at 9 Lucy Street. The application was accompanied by a check for the Town and State application fees and site plan.

Since the application requires a public hearing, the Commission members then acted to schedule a public hearing as follows:

**** Commissioner Klee moved to schedule a public hearing on the application submitted by John Heffernan Jr. dba Savory & Vine LLC Street for a special exception permit per Section 3.3.HH of the Zoning Regulations for the Town of Woodbridge for use of a restaurant liquor establishment at 9 Lucy Street for a special meeting of the Commission to be held on Monday, August 22, 2022 beginning at 6:30 pm in the Central Meeting Room of the Woodbridge Town Hall.**

**** Commissioner Skolnick seconded**

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

**** Opposed: No One**

Unanimous approval

Toll Bros., Inc: 1710 & 1722 Litchfield Turnpike, 49, 53 and 57 Bradley Road

The following applications related to the development of an over 55 housing project:

- **Site Plan approval pursuant to Section 6.4 of the Woodbridge Zoning Regulations (the Regulations);**
- **Special Exception Active Adult Community pursuant to Sections 3.3.EE and 6.3 of the Regulations;**
- **Certification of Sediment and Erosion and/or Storm Water Site Plan approval pursuant to Section 5.5. and 5.7 of the Regulations; and**
- **Special Exception for Excavation, Removal, Filling, Grading and Processing of Earth Products pursuant to Section 3.3.N of the Regulations**

The Commission formally received the following applications submitted by Toll Bros., Inc, related to the development of an over 55 housing project:

- Site Plan approval pursuant to Section 6.4 of the Woodbridge Zoning Regulations (the Regulations);
- Special Exception Active Adult Community pursuant to Sections 3.3.EE and 6.3 of the Regulations;
- Certification of Sediment and Erosion and/or Storm Water Site Plan approval pursuant to Section 5.5. and 5.7 of the Regulations; and
- Special Exception for Excavation, Removal, Filling, Grading and Processing of Earth Products pursuant to Section 3.3.N of the Regulations

The applications were accompanied by a check for the appropriate Town and State application fees, development plans, engineering report, traffic study.

It was the consensus of the Commission members to:

- Refer the development plans to its consulting engineer firm for review and comment.

- Have a peer traffic study review performed of the submitted traffic study; and
- Refer the plans to the Commission's Architectural Review Board for comment.

Since three of the applications require public hearings, the Commission members then acted to schedule a joint public hearing as follows:

**** Commissioner Klee moved to schedule a public hearing on the following applications submitted by Toll Bros., Inc, related to the development of an over 55 housing project:**

- **Site Plan approval pursuant to Section 6.4 of the Woodbridge Zoning Regulations (the Regulations);**
- **Special Exception Active Adult Community pursuant to Sections 3.3.EE and 6.3 of the Regulations;**
- **Certification of Sediment and Erosion and/or Storm Water Site Plan approval pursuant to Section 5.5. and 5.7 of the Regulations; and**
- **Special Exception for Excavation, Removal, Filling, Grading and Processing of Earth Products pursuant to Section 3.3.N of the Regulations**

for a special meeting of the Commission to be held on Monday, August 22, 2022, beginning at 6:30 pm in the Central Meeting Room of the Woodbridge Town Hall.

**** Commissioner Skolnick seconded**

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

**** Opposed: No One**

Unanimous approval

WORK SESSION

Selection of an ex-officio representative from the Commission to the Commission on the Use of Publicly Owned Properties

This discussion was continued to see if either Mr. Schatz or Ms. Cassidy would be amenable to filling this position. In the interim, the Chair will serve in that position.

Discussion about the draft regulations' cleanup prepared by Planner Glenn Chalder

It was the consensus of the Commission members to defer discussion on this item until the members had had more time to review the draft that had been prepared by Mr. Chalder until the Commission's regular meeting on September 6, 2022, with a public hearing later in the fall.

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

The Commission members discussed the potential to have a moratorium on recreational marijuana/cannabis retailers. More information on the timing and process for doing so will be researched for the September 6, 2022, regular meeting of the Commission..

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

Commissioner Skolnick reported that there had nothing to report.

CORRESPONDENCE RECEIVED

1. Email with attachments from Chandra Prasad regarding PFOA and PFOS levels in the water around Amity Regional High School field.

Note: It was the consensus of the Commission members that the Commission had acted regarding the improvements at the Regional High school inclusive of the installation of the Turf Field, that an appeal of that decision had been taken and was later withdrawn and at this time the issue was moot.

2. A letter from Stephanie Ciarleglio of 166 Center Road discussing potential zoning changes for the Merritt, Miles, and Manila area of town, due to issues arising from parking when parking is only furnished in the front of residences.

Note: Members of the Commission will visit the area to see the issues firsthand. It was also suggested that the Police Commission could be asked to have parking restrictions placed on one side of the streets in that area.

APPROVAL OF MINUTES

**** Commissioner Klee moved to approve the minutes of the Commission's regular meeting on May 2, 2022, as submitted**

**** Commissioner Skolnick seconded**

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

**** Opposed: No One**

**** Abstained: No One**

Unanimous approval*

***Reed had not yet been appointed to the Commission**

**** Commissioner Klee moved to approve the minutes of the Commission's special meeting on May 10, 2022, as submitted**

**** Commissioner Hunter seconded**

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

**** Opposed: No One**

**** Abstained: No One**

Unanimous approval*

***Reed had not yet been appointed to the Commission**

MEETING ADJOURNMENT

**** Commissioner Zamir moved to adjourn the meeting at 7:48 pm.**

**** Commissioner Kennedy seconded**

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

**** Opposed: No One**

**** Abstained: No One**

Unanimous approval

Accordingly, the meeting was adjourned at 7:48 pm.

Respectfully submitted,

Kristine Sullivan, Acting Recording Secretary