

**MINUTES OF THE TOWN PLAN AND ZONING COMMISSION**  
**TOWN OF WOODBRIDGE**  
**REGULAR MEETING OF JULY 6, 2021**

A regular meeting of the Town Plan and Zoning Commission for the Town of Woodbridge scheduled for Tuesday, July 6, 2021, 2021, held in person in the Main Meeting Room of the Woodbridge Town Hall, 11 Meetinghouse Lane, Woodbridge was called to order at 6:37 pm by Chairman Rob Klee.

**ROLL CALL**

MEMBERS PRESENT: Robert Klee – Chair, Jeff Kennedy, and Andrew Skolnick,  
ALTERNATES: Kathy Hunter  
EXCUSED: Paul Schatz, Larry Greenberg, Yonnie Zamir and Chris Sorensen (alternate)

Zoning Enforcement Officer (ZEO) Kristine Sullivan also participated in the meeting. Hunter was seated in place of Schatz.

**NEW BUSINESS**

There was no business to come before the Commission.

**WORK SESSION**

**Proposed Changes to the Zoning Regulations**

The Commission discussed proposed changes to the Zoning Regulations that had been raised in the course of the Commission’s deliberations on the application by 2 Orchard Road LLC and Open Communities Trust LLC which had been determined to be outside of the scope of the changes proposed by 2 Orchard Road LLC and Open Communities Trust LLC. The additional changes to the regulations including expansion of housing in the mixed use ZBA Zone and the size of accessory dwelling units.

The commission members had been distributed a copy of Substitute House Bill No. 6107 as amended by House Amendment Schedule “A” which in addition to amending the Statutory Zoning enabling act, included new statutory requirements for accessory apartments.

At the conclusion of discussion, it was agreed to:

- In Tables 3.4D, 3.4.E-1 and 3.4.E-2 (which will become effective September 7, 2021) add a column to expand residential opportunities in the GBA Zone to align with the expanded housing opportunities in the residential zones which will become effective September 7, 2021.
- Amend Section 3.3.CC item 2.a to read:  
*An Accessory Dwelling Unit shall have a minimum floor area of 350 square feet and a maximum floor net floor area of not less than thirty per cent of the net floor area of the principal dwelling, or one thousand square feet, whichever is less.*
- Amend Section 3.3.CC item 2.g to read:  
*An accessory building may be used or created for the purpose of accommodating an Accessory Dwelling Unit.*

At the conclusion of discussion, the following action was taken by the Commission members:

**\*\* Commissioner Hunter moved to schedule a public hearing on Zoning Amendments to increase housing opportunities in the GBA Zone and the size accessory dwelling units for a special meeting of the Commission to be held via WebEx on Monday, August 23, 2021 at 6:30 p.m.**

**\*\* Commissioner Skolnick seconded**

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

**\*\* Opposed: No One**

**\*\* Abstained: No One**

**Unanimous approval**

### **Report on activities of the SCRCOG**

Commissioner Skolnick reported that there had been a meeting of the Regional Planning Commission of the South Central Regional Council of Governments (SCRCOG) on June 10, 2021, when the following items had been reviewed and found to have no intermunicipal impacts or impacts to Long Island Sound:

- City of New Haven: Proposed Zoning Ordinance Amendment to permit Accessory Dwelling Units and a plus 1 Density Increase in RM1, RM2, RS1 and RS2 Zoning Districts and to reduce Minimum Lot Size to 4000 SF.
- Town of North Branford: Proposed Zoning Regulation Amendments to establish a new Section 42A.9 – Special Permit Use in R-40 Zoning Districts to permit a Multiple Dwelling Community.

There will be another meeting of the Commission on Thursday, July 8<sup>th</sup>.

### **CORRESPONDENCE RECEIVED**

Consideration and appropriate action regarding correspondence received since the June 7, 2021, regular meeting of the Commission not related to items before the Commission:

No items of correspondence had been received.

### **MINUTES**

No action was taken regarding prior minutes.

### **MEETING ADJOURNMENT**

**\*\* Commissioner Kennedy moved to adjourn the meeting at 7:19 pm.**

**\*\* Commissioner Skolnick seconded**

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

**\*\* Opposed: No One**

**\*\* Abstained: No One**

**Unanimous approval**

**Accordingly, the meeting was adjourned at 7:19 pm.**

Respectfully submitted,

Kristine Sullivan, Acting Recording Secretary