

SEP 09 2022

TIME: _____
TOWN CLERK, WOODBRIDGE

VOTE RECORD
WOODBIDGE TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING OF SEPTEMBER 6, 2022

The following votes were taken at the regular meeting of the Woodbridge Town Plan and Zoning Commission, which was held on September 6, 2022, in the Central Meeting Room Town Hall, 11 Meetinghouse Lane, Woodbridge, Connecticut, attended by:

Robert Klee, Chairman, Andrew Skolnick, Robert Reed, Yonatan Zamir, Paul Schatz, Kathy Hunter (alternate) and Susan Cassidy (alternate).
Jeff Kennedy was excused.
Hunter and Cassidy alternated in voting for Kennedy as noted.

1. 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.

*** Schatz moved in to continue the public hearing on the subject application until the Commission's regular meeting on Monday, October 3, 2022, with the hearing continuation being the first public hearing on the agenda.

*** Skolnick seconded

*** In Favor: Klee, Skolnick, Reed, Zamir, Schatz, and Cassidy

*** Opposed: No One

*** Recused: No One

*** Abstained: No One

Unanimous vote of approval.

2. Anytime Sport LLC: 136 Bradley Road

Application for a special exception permit under Table 3.1, reference Section 3.3.BB of the Zoning Regulations of the Town of Woodbridge for use of the building at 136 Bradley Road as a commercial recreation and fitness indoor soccer facility.

*** Skolnick moved in to schedule a public hearing on the subject application for the Commission's regular meeting on Monday, October 3, 2022.

*** Schatz seconded

*** In Favor: Klee, Skolnick, Reed, Zamir, Schatz, and Hunter

*** Opposed: No One

*** Recused: No One

*** Abstained: No One

Unanimous vote of approval.

3. John Heffernan, Jr.: 9 Lucy Street

Application for site plan approval for two additions to the existing restaurant building located at 9 Lucy Street.

***** Schatz moved approve the application of John Heffernan, Jr., for site plan approval for two additions to the existing restaurant building located at 9 Lucy Street as shown on the site plan submitted with the application.**

***** Zamir seconded**

***** In Favor: Klee, Skolnick, Reed, Zamir, Schatz, and Cassidy**

***** Opposed: No One**

***** Recused: No One**

***** Abstained: No One**

Unanimous vote of approval.

4. Toll Brothers Inc: 1710 & 1722 Litchfield Tpke & 49, 53 & 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**

***** Schatz moved in to close the joint public hearing on the subject applications**

***** Skolnick seconded**

***** In Favor: Klee, Skolnick, Reed, Zamir, Schatz, and Hunter**

***** Opposed: No One**

***** Recused: No One**

***** Abstained: No One**

Unanimous vote of approval.

5. Toll Brothers Inc: 1710 & 1722 Litchfield Tpke & 49, 53 & 57 Bradley Road

Application for Site Plan approval pursuant to Section 6.4 of the Woodbridge Zoning Regulations for an Over 55 Housing Development

***** Skolnick moved to approve the application for site plan approval submitted by Toll Brothers, Inc, for an Over 55 Housing Development to be built on properties located at 1710 & 1722 Litchfield Turnpike and 49, 53 and 57 Bradley Road pursuant to Section 6.4 of the Woodbridge Zoning Regulations as shown on the plans prepared by Tighe and Bond, entitled and dated as follows:**

- “Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Cover Sheet” Drawing G-001, dated June 28, 2022;**

- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, General Notes, Legend and Abbreviations” Drawing C-001, dated June 28, 2022;**
- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Existing Conditions Plan - South” Drawing C-002, dated June 28, 2022;**
- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Existing Conditions Plan – North” Drawing C-003, dated June 28, 2022;**
- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Site Plan - South” Drawing C-101, dated June 28, 2022, ~ revised to 8/18/22;**
- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Site Plan - North” Drawing C-102, dated June 28, 2022, ~ Revised to 8/18/22;**
- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Grading Plan - South” Drawing C-201, dated June 28, 2022;**
- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Grading Plan - North” Drawing C-202, dated June 28, 2022;**
- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Storm Water Management Plan - South” Drawing C-301, dated June 28, 2022;**
- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Storm Water Management Plan - North” Drawing C-302, dated June 28, 2022;**
- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Storm Water Management Part Plan” Drawing C-303, dated June 28, 2022;**
- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Sanitary Sewer Plan and Profile Road “A” -1” Drawing C-401, dated June 28, 2022;**
- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Sanitary Sewer Plan and Profile Road “A” -2” Drawing C-402, dated June 28, 2022;**
- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Sanitary Sewer Plan and Profile Road “B”” Drawing C-403, dated June 28, 2022;**
- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Sanitary Sewer Plan and Profile Road “C”-1” Drawing C-404, dated June 28, 2022;**
- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Sanitary Sewer Plan and Profile Road “C”-2” Drawing C-405, dated June 28, 2022;**

- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Sanitary Sewer Plan and Profile Road “D” Drawing C-406, dated June 28, 2022;**
- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Utility Plan - South” Drawing C-501, dated June 28, 2022;**
- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Utility Plan - North” Drawing C-502, dated June 28, 2022;**
- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Roadway Profile – Road “A”” Drawing C-601, dated June 28, 2022;**
- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Roadway Profile – Road “B” and “D”” Drawing C-602, dated June 28, 2022;**
- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Roadway Profile – Road “D”” Drawing C-603, dated June 28, 2022;**
- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Soil Erosion and Sediment Control Initial Phase – South” Drawing C-701, dated June 28, 2022;**
- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Soil Erosion and Sediment Control Initial Phase – North” Drawing C-702, dated June 28, 2022.**
- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Soil Erosion and Sediment Control Final Phase – South” Drawing C-703, dated June 28, 2022;**
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- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Soil Erosion and Sediment Control Notes, Narrative” Drawing C-705, dated June 28, 2022;**
- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Soil Erosion and Sediment Control Details” Drawing C-706, dated June 28, 2022;**
- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Details 1 - 12” Drawing C-801 – C-811, dated June 28, 2022;**
- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Landscape Plan -South” Drawing LP.1, dated June 28, 2022;**
- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Landscape Plan -North” Drawing LP.2, dated June 28, 2022; and**
- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Landscape Plan Enlargement” Drawing LP.3, dated June 28, 2022;**

And also, the following documents entitled and dated as follows, also prepared by Tighe & Bond:

- Traffic Impact Statement, Woodbridge Village, 1710 & 1722 Litchfield Turnpike, Woodbridge, CT Toll Brothers, dated 6/28/2022 revised to 08/18/2022; and
- Engineering Report, Woodbridge Village, 1710 & 1722 Litchfield Turnpike, Woodbridge, CT Toll Brothers, dated 6/28/2022.

The site plan approval is subject to the conditions that:

1. A pedestrian sidewalk as offered by the applicants will be installed from the end of the sidewalk on the western side of the development at 245 Amity Road, east to the intersection of Bradley Road and Litchfield Turnpike, and thence south along Litchfield Turnpike to connect to the pedestrian sidewalk on the northerly side of the intersection of Landin Street and Litchfield Turnpike
2. The proposed stormwater management measures to be installed on the site are to be considered permanent fixtures. The property owner is responsible for the stormwater management measures continued maintenance in accordance with the published schedule, and for the preservation of their continued functionality. The stormwater management measures cannot be filled in, abandoned, left in disrepair, or otherwise altered without the prior consent of the Town of Woodbridge. The "published schedule" is set forth in the above referenced Engineering Report, in Appendix G, entitled Maintenance and Inspection Plan, dated June 28, 2022.
3. Certification shall be provided to the Town of Woodbridge by the design engineer, prior to the issuance of a certificate of occupancy, that the stormwater management measures were install in substantial conformance to the site plan of record, in accordance with his overall design intent.
4. A bond estimate shall be provided by the design engineer for the installation and maintenance of the sediment and erosion controls and stormwater management facilities. Said bond estimate shall be reviewed and approved by the Commission's consulting review engineer and the bond provided to the Town of Woodbridge before the start of any site work under this site plan approval.
5. In accordance with Section 8-3(i) of the Connecticut General Statutes, all work in connection with the development project shall be completed within five years of the Commission's approval on September 6, 2022, thereby establishing an expiration for the development project of September 6, 2027. Failure to complete all work within such five-year period shall result in automatic expiration of the approval of such site plan, excepting that the Commission may grant one or more extensions of time to complete all or part of the work in connection with the development plan provided the total extension or extensions shall not exceed ten years from the approval date on September 6, 2022. "Work"

for purposes of the permit expiration means all physical improvements required by the approved plan.

*** Schatz seconded

*** In Favor: Klee, Skolnick, Reed, Zamir, Schatz, and Hunter

*** Opposed: No One

*** Recused: No One

*** Abstained: No One

Unanimous vote of approval.

6. Toll Brothers Inc: 1710 & 1722 Litchfield Tpke & 49, 53 & 57 Bradley Road
Application for Special Exception Active Adult Community pursuant to Sections 3.3.EE and 6.3 of the Regulations

*** Skolnick moved approve the application of Toll Brothers Inc: 1710 & 1722 Litchfield Tpke & 49, 53 & 57 Bradley Road for a Special Exception Active Adult Community pursuant to Sections 3.3.EE and 6.3 of the Regulations as shown on the plans prepared by Tighe and Bond, entitled and dated as follows:

- “Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Cover Sheet” Drawing G-001, dated June 28, 2022;
- “Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, General Notes, Legend and Abbreviations” Drawing C-001, dated June 28, 2022;
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- “Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Existing Conditions Plan – North” Drawing C-003, dated June 28, 2022;
- “Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Site Plan - South” Drawing C-101, dated June 28, 2022, ~ revised to 8/18/22;
- “Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Site Plan - North” Drawing C-102, dated June 28, 2022, ~ Revised to 8/18/22;
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- “Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Grading Plan - North” Drawing C-202, dated June 28, 2022;
- “Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Storm Water Management Plan - South” Drawing C-301, dated June 28, 2022;

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- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Soil Erosion and Sediment Control Initial Phase – North” Drawing C-702, dated June 28, 2022.**

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The Special Exception Active Adult Community approval is subject to the conditions that:

1. A pedestrian sidewalk as offered by the applicants will be installed from the end of the sidewalk on the western side of the development at 245 Amity Road, east to the intersection of Bradley Road and Litchfield Turnpike, and thence south along Litchfield Turnpike to connect to the pedestrian sidewalk on the northerly side of the intersection of Landin Street and Litchfield Turnpike
2. The proposed stormwater management measures to be installed on the site are to be considered permanent fixtures. The property owner is responsible for the stormwater management measures continued maintenance in accordance with the published schedule, and for the preservation of their continued functionality. The stormwater management measures cannot be filled in, abandoned, left in

disrepair, or otherwise altered without the prior consent of the Town of Woodbridge. The "published schedule" is set forth in the above referenced Engineering Report, in Appendix G, entitled Maintenance and Inspection Plan, dated June 28, 2022.

3. Certification shall be provided to the Town of Woodbridge by the design engineer, prior to the issuance of a certificate of occupancy, that the stormwater management measures were install in substantial conformance to the site plan of record, in accordance with his overall design intent.

*** Reed seconded

*** In Favor: Klee, Skolnick, Reed, Zamir, Schatz, and Hunter

*** Opposed: No One

*** Recused: No One

*** Abstained: No One

Unanimous vote of approval.

7. Toll Brothers Inc: 1710 & 1722 Litchfield Tpke & 49, 53 & 57 Bradley Road Certification of Sediment and Erosion and/or Storm Water Site Plan approval pursuant to Section 5.5. and 5.7 of the Regulations

*** Skolnick moved to Certify the Sediment and Erosion and/or Storm Water Site Plan approval pursuant to Section 5.5. and 5.7 of the Regulations for the development by Toll Brothers Inc of an Over 55 Housing Development in 1710 & 1722 Litchfield Tpke & 49, 53 & 57 Bradley Road as shown on the plans prepared by Tighe and Bond, entitled and dated as follows:

- "Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Storm Water Management Plan - South" Drawing C-301, dated June 28, 2022;
- "Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Storm Water Management Plan - North" Drawing C-302, dated June 28, 2022;
- "Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Storm Water Management Part Plan" Drawing C-303, dated June 28, 2022;
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 - **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Soil Erosion and Sediment Control Details” Drawing C-706, dated June 28, 2022;**
 - **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Details 1 - 12” Drawing C-801 – C-811, dated June 28, 2022;**
 - *** **Schatz seconded**
 - *** **In Favor: Klee, Skolnick, Reed, Zamir, Schatz, and Hunter**
 - *** **Opposed: No One**
 - *** **Recused: No One**
 - *** **Abstained: No One**
- Unanimous vote of approval.**

8. Toll Brothers Inc: 1710 & 1722 Litchfield Tpke & 49, 53 & 57 Bradley Road Special Exception for Excavation, Removal, Filling, Grading and Processing of Earth Products pursuant to Section 3.3.N of the Zoning Regulations for the Town of Woodbridge.

- *** **Skolnick moved to approve the application by Toll Brothers Ind for a Special Exception Permit for Excavation, Removal, Filling, Grading and Processing of Earth Products pursuant to Section 3.3.N of the Zoning Regulations for the Town of Woodbridge related to the development by Toll Brothers Inc of an Over 55 Housing Development at 1710 & 1722 Litchfield Tpke & 49, 53 & 57 Bradley Road as shown on the plans prepared by Tighe and Bond, entitled and dated as follows:**
- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Grading Plan - South” Drawing C-201, dated June 28, 2022;**
 - **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Grading Plan - North” Drawing C-202, dated June 28, 2022;**
 - **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Storm Water Management Plan - South” Drawing C-301, dated June 28, 2022;**
 - **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Storm Water Management Plan - North” Drawing C-302, dated June 28, 2022;**
 - **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Storm Water Management Part Plan” Drawing C-303, dated June 28, 2022;**
 - **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Soil Erosion and Sediment Control Initial Phase – South” Drawing C-701, dated June 28, 2022;**
 - **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Soil Erosion and Sediment**

Control Initial Phase – North” Drawing C-702, dated June 28, 2022.

- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Soil Erosion and Sediment Control Final Phase – South” Drawing C-703, dated June 28, 2022;**
- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Soil Erosion and Sediment Control Final Phase – North” Drawing C-704, dated June 28, 2022;**
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- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Soil Erosion and Sediment Control Details” Drawing C-706, dated June 28, 2022;**
- **“Town of Woodbridge, Connecticut, Woodbridge Village Town Approval Submission, Details 1 - 12” Drawing C-801 – C-811, dated June 28, 2022;**

***** Hunter seconded**

***** In Favor: Klee, Skolnick, Reed, Zamir, Schatz, and Hunter**

***** Opposed: No One**

***** Recused: No One**

***** Abstained: No One**

Unanimous vote of approval.

9. Approval of Minutes

***** Schatz moved to approve the minutes of the Commission’s regular meeting on July 5, 2022, as submitted**

***** Skolnick seconded**

***** In Favor: Klee, Skolnick, Reed, Zamir, Schatz, and Cassidy**

***** Opposed: No One**

***** Recused: No One**

***** Abstained: No One**

Unanimous vote of approval.

***** Skolnick moved to approve the minutes of the Commission’s special meeting on August 22, 2022, as submitted**

***** Reed seconded**

***** In Favor: Klee, Skolnick, Reed, Zamir, Schatz, and Hunter**

***** Opposed: No One**

***** Recused: No One**

***** Abstained: No One**

Unanimous vote of approval.

10. Meeting Adjournment

- *** Schatz moved to adjourn the meeting at 9:33**
 - *** Skolnick seconded**
 - *** In Favor: Klee, Skolnick, Reed, Zamir, Schatz, and Hunter**
 - *** Opposed: No One**
 - *** Recused: No One**
 - *** Abstained: No One**
- Unanimous vote of approval.**

The meeting was adjourned at 9:33 p.m.

Respectfully submitted,

Kristine Sullivan,