

MINUTES
WOODBIDGE TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING OF OCTOBER 2, 2023

A regular meeting of the Woodbridge Town Plan and Zoning Commission, was held on October 2, 2023, 2023, in the Central Meeting Room Town Hall, 11 Meetinghouse Lane, Woodbridge, Connecticut, attended by:

Members: Robert Klee ~ Chairman, Yonatan Zamir, Jeff Kennedy, Andrew Skolnick, and Paul Schatz.

Alternates: Aaron Hoffman, Chadi Noujaim and Kathy Hunter

Zoning Enforcement Officer Kristine Sullivan was also in attendance. The Chairman called the meeting to order at 6:32 pm.

PUBLIC HEARINGS

Jessie Wrubal: 9 Acorn Hill Road

Application for special exception permit for excavation, removal, filling, grading, and processing of earth products related to the residential site development of the subject property.

The Chairman opened the public hearing on the application submitted by Jessie Wrubel for a special exception permit for excavation, removal, filling, grading, and processing of earth products related to the residential site development of property located at 9 Acorn Hill Road n/f owned by Paul and Marie Blum.

The plans had been referred to the Commission's consulting engineer Criscuolo Engineering for review and comment. Initial comments dated September 29, 2023, from Jim Pretti of Criscuolo Engineering were received and forwarded to the applicant's project engineer. Additional comments dated October 2, 2023, were received from Mr. Pretti indicating that revised plans had been submitted that addressed all the concerns set forth in the September 29, 2023, memorandum. Both memorandums had also been provided to the Commission members.

Robert J. Wheway, P.E with Codespoti and Associates P.C. was present on behalf of the applicant. In his presentation and in response to questions by Commission members he noted:

- The property has 210' of frontage on Acorn Hill Road.
- The lot is currently undeveloped and mostly treed.
- The site would be developed with a single family residence.
- There would be 4000 sq. ft. of impervious surface after development.
- There are steep slopes facing towards Acorn Hill Road.
- The driveway would start at elevation 330' and at the garage the elevation would be 348'.
- By the road there would be mostly fill and by the house there would mainly cut.
- The house would be a 4 bedroom house, which has received tentative approval from the Quinnpiack Valley Health District. (QVHD).

- A detailed storm water plan has been developed with includes two separate collection systems. One with five drywells to collect runoff from the roof area and a second inground gallery infiltration system to handle the driveway runoff.
- The stormwater plans are in accordance with the 2002 DEEP Stormwater Manual and have been designed to have zero increase in runoff for 2 ~ 100 year storm events.
- A detailed sediment and erosion control plan has been developed which includes an anti-tracking pad and erosion controls.
- The original plans have been revised in response to comments received from the Commission’s consulting engineer, to add dissipaters at the stormwater outlets.
- The dissipaters will serve to break up the velocity of the stormwater that is collected at a low point in the driveway and discharges towards the town right of way. The dissipaters will be level spreaders made of 1” broken stone.
- Currently there are no storm water abatement systems in place on the property since the property is undeveloped ~ so stormwater just naturally sheet flows off the site.

At the close of the applicant’s presentation, and there being no further questions by the Commission members, the Chairman opened the public hearing to public comment after reviewing the guidelines for how public comment should be made for the public hearing and asked if any member of the public present wanted to speak regarding the application. There being no members of the public who wished to speak, the public hearing was closed as follows:

***** Schatz moved to close the public hearing on the application submitted by Jessie Wrubel for a special exception permit for excavation, removal, filling, grading, and processing of earth products related to the residential site development of property located at 9 Acorn Hill Road n/f owned by Paul and Marie Blum.**

***** Zamir seconded**

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

***** Opposed: No One**

***** Recused: No One**

***** Abstained: No One**

Unanimous vote of approval.

Kriz Farm Ice Cream, LLC, 13 Bear Hill Road, Bethany

Application in accordance with Section 4.5.D of the Woodbridge Zoning Regulations for a special exception permit to erect two wayfinding or directional signs offsite in the Town of Woodbridge on the northwest corner of Bear Hill Road and Seymour Road and the southeast corner of Acorn Hill Road and Seymour Road, both locations being in the Residence A Zone of the Town of Woodbridge.

The Chairman opened the public hearing on the application submitted by Kriz Farm Ice Cream, LLC, to erect two wayfinding or directional signs offsite in the Town of Woodbridge on the northwest corner of Bear Hill Road and Seymour Road and the southeast corner of Acorn Hill Road and Seymour Road, both locations being in the

Residence A Zone of the Town of Woodbridge was formally received by the Commission.

Attorney Vincent Marino was present to speak on behalf of the applicant. He began his presentation by sharing pictures of the existing signs with the Commission members. In his presentation and in response to questions from Commission members he noted:

- The two signs are wayfaring signs for Kriz Ice Cream which is 800' north of the intersection of Route 67 (Seymour Road) and Bear Hill Road and Acorn Hill Road.
- The signs are located on property at 265 Seymour Road and 1 Acorn Hill Road. Letters of consent from those respective property owners have been provided.
- The State Department of Transportation has inspected the sign locations and found no traffic issues with them.
- The signs would help the public health safety and welfare by providing directional arrows pointing towards the location of Kriz Ice Cream
- The existing signs are affixed to green fence posts. There are no permanent foundational posts for the signs.
- The signs are located in a Residence A Zone of Woodbridge.
- They are not intended to be advertising signs. The coloring of the signs allows them to “stick out.”
- The ice cream is not produced on either site where the existing signs are located.
- The Commission has discretion over what signs it can allow. In this case the signs are advertising a local farm in the Bethany – Orange – Woodbridge (BOW) community.
- The Commission can lean in the direction of supporting the “community”
- The Department of Agriculture signs are not an option at this time but could be something looked at in the future. The Connecticut Grown signs cost about \$1400 ~ \$1500 each.
- If the current property owners move where the signs are located, a special exception runs “with the land,” except that if a new land property owner withdrew their consent, the sign on that property would have to be abandoned.
- Use of the signs had been appealed to the Zoning Board of Appeals, but that appeal was taken at a time when the appeal process was not yet “ripe” because the appeal was taken from an “informal” letter requesting the removal of the signs issued by the Zoning Enforcement Officer.

In response to a request for a “history” of the signs before the Zoning Board of Appeals, Attorney Marino and Zoning Enforcement Officer Sullivan gave a brief summary.

At the conclusion of Attorney Marino’s remarks, the Chairman asked if there were any questions further questions by Commission members. There being none, the Chairman then reviewed the guidelines for which public comment should be made for the public hearing and asked if any member of the public present wanted to speak regarding

the application. At this time, the following members of the public spoke for the hearing record.

- **Jim Zeoli, 617 Orange Center Road, Orange, Connecticut who noted:**
 - He was not present in his capacity as First Selectmen of Orange
 - In Orange there is a special exception permit for farms which he would be glad to provide to the Commission members
 - Had been a member of the state Farmland Advisory Commission which had worked hard towards preserving farms.
 - Woodbridge was the first place in the country where artificial insemination was performed.
 - The Kriz farm is on a boundary of Woodbridge, the Commission should give some leeway to the farm and consider the signs.
 - Supported the use of the signs.
- **Skip Koseski: 40 Acorn Hill Road, Woodbridge, Connecticut who noted:**
 - Was a sixty year resident of Woodbridge
 - Has a business in Town
 - There are small signs in everyone's front yard.
 - Why are the signs being chased because of one complaint.
 - The "Woodhaven" sign is on the corner. *Note: Staff noted the Woodhaven sign is on the State Highway right of way, which is not regulated by the Zoning Regulations.*
 - The children enjoy getting ice cream at Kriz's
 - It is a terrible thing to chase the signs.
 - Things have to change.
- **Jo Haller: 11 Acorn Hill Road, Woodbridge, Connecticut who noted:**
 - She had no problem with the signs.
 - The traffic on Route 67 is wild.
 - It took years to get the traffic light.
 - The signs are not distracting
 - The signs give a heads up where the business is.

There being no further comment from the public, applicant or Commission members at this time, Commission members requested that staff provide:

- Copies of the legal opinion regarding the signs that was provided to members of the Zoning Board of Appeals.
- A link to the ZBA meeting.
- A copy of the Town of Orange sign form referenced by Mr. Zeoli.

There being no further public comments at this time, the Chairman asked for a motion to continue the public hearing. The following motion was then made:

***** Schatz moved to continue the public hearing on the application submitted by Kriz Farm Ice Cream, LLC, to erect two wayfinding or directional signs offsite in the Town of Woodbridge on the northwest corner of Bear Hill Road and Seymour Road and the southeast corner of Acorn Hill Road and Seymour Road, both locations being in the Residence A Zone of the Town of Woodbridge. The public hearing will be continued until the regular meeting of the Commission on Monday, November 6, 2023.**

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- *** Skolnick seconded
 - *** In Favor: Klee, Skolnick, Schatz, Zamir, Kennedy and Hunter
 - *** Opposed: No One
 - *** Recused: No One
 - *** Abstained: No One
- Unanimous vote of approval.

NEW BUSINESS

Nothing had been submitted for new business.

WORK SESSION

Jessie Wrubal: 9 Acorn Hill Road

Application for special exception permit for excavation, removal, filling, grading, and processing of earth products related to the residential site development of the subject property.

The application submitted by Jessie Wrubel for a special exception permit for excavation, removal, filling, grading, and processing of earth products related to the residential site development of property located at 9 Acorn Hill Road was formally received by the Commission. The application was accompanied by a check for the Town and State application fee and a check for recording the decision of the Commission on the Town land records, two copies of the drainage study and a site plan showing the proposed development of the property.

*** Skolnick moved to approve the application for special exception permit for excavation, removal, filling, grading, and processing of earth products related to the residential site development of 9 Acorn Hill Road

The Commission's approval of the application is based on the plans prepared by Paul J. Stowell Land Surveying, also stamped by Codespoti & Associates P.C., entitled, and dated as follows which shall be known as the "Plans of Record":

- "Proposed Septic Design, 9 Acorn Hill Road, Woodbridge, Connecticut, Prepared for Giuseppe Coletta, Septic Plan", dated 4/25/23 revised to 9/29/23, Sheet S-1;
- "Proposed Septic Design, 9 Acorn Hill Road, Woodbridge, Connecticut, Prepared for Giuseppe Coletta, Survey/Soil Erosion & Sediment Control Plan", dated 4/25/23 revised to 9/29/23, Sheet S-2; and
- "Proposed Septic Design, 9 Acorn Hill Road, Woodbridge, Connecticut, Prepared for Giuseppe Coletta, Grading Plan/Plan and Profile", dated 4/25/23 revised to 9/29/23, Sheet S-3.

The permit is subject to compliance with the Standards and Conditions of Section 3.3.N.(6) of the Zoning Regulations for the Town of Woodbridge (the Regulations) and the following additional conditions:

1. In accordance with Section 3.3.N.(8)(a) of the Regulations, prior to the start of work on the site, a bond shall be filed with the Commission in an amount to be proposed by the project engineer and

approved by the Commission’s consulting engineer, to ensure the performance and completion of the operation in conformance with the approved site plans.

2. In accordance with Section 3.3.N.(8)(b) of the Regulations this permit shall expire on October 2, 2024, unless a timely renewal of the permit is made in accordance with Section 3.3.N.(8)(c) of the Regulations.

*** Noujaim seconded

*** In Favor: Klee, Skolnick, Schatz, Zamir, Kennedy and Noujaim

*** Opposed: No One

*** Recused: No One

*** Abstained: No One

Unanimous vote of approval.

Amendments to the Zoning Regulations proposed by the Town Plan and Zoning Commission to add a new section 3.3.II to the Zoning Regulations regarding Marijuana Establishments and amendments to Section 3.3.HH of the Zoning Regulations regarding Liquor Establishments

Staff noted that while the Commission had acted at its regular meeting on September 5, 2023, to adopt adding a new section 3.3.II to the Zoning Regulations regarding Marijuana Establishments and amendments to Section 3.3.HH of the Zoning Regulations regarding Liquor Establishments, no effective date for those changes to the Zoning Regulations had been set.,

After a brief discussion, the following action was taken:

*** Kennedy moved to set an effective date on November 1, 2023, for the Amendments to the Zoning Regulations which had been approved at the regular meeting of the Commission on September 5, 2023, to add a new section 3.3.II to the Zoning Regulations regarding Marijuana Establishments and amendments to Section 3.3.HH of the Zoning Regulations regarding Liquor Establishments, with the edit to Section 3.3.II, 7(b)(vi) at the end of the paragraph to change the word “alcohol” to “marijuana/cannabis”.

*** Skolnick seconded

*** In Favor: Klee, Skolnick, Zamir, Schatz, Kennedy, and Hoffman

*** Opposed: No One

*** Recused: No One

*** Abstained: No One

Unanimous vote of approval.

WORK SESSION

Report regarding actions of the Regional Planning Commission(RPC) of SCRCOG

Commissioner Skolnick reported that at the September 14, 2023, RPC meeting the following referrals were found to have no adverse intermunicipal impacts or adverse impacts to the ecosystem or habitat of Long Island Sound:

- o Town of North Haven: Proposed Amendment to the North Haven Zoning Regulations to add Section 8.15 to Create a Billboard Overlay District in IL-80 and UG-80 Zoning Districts.

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- City of Milford: Proposed Plan of Conservation and Development Update.
- Town of Southington: Proposed Zoning Text Amendment – Comprehensive Reorganization of Zoning Regulations.
- Town of Guilford: Proposed Zoning Map Update.
- Town of Hamden: Affordable Housing Application for 2980 State Street.
- Town of Orange: Proposed Zoning Regulation Amendment To Allow For Car Washes in Commercial C-2 District.
- Town of Cheshire: Proposed Zoning Text Amendments – Addition of standards for drive-through facilities, deletion of temporary & limited moratorium, deletion of uses in C2 and C3 zones.
- Town of North Branford: Proposed Zoning Text Amendment to Remove Word “Character” From All Relevant Text.

Report of the Housing Committee

Hunter reported:

- The Committee continues to hold community conversations
- Had sent the Chairman the Final report of the Commission on CT’s Development & Future that evaluates policies related to land use, conservation, housing affordability, and infrastructure. She noted that report needed to be taken into consideration as the Commission works on updating the Plan of Conservation and Development.
- Reminded the Commission members that Attorney Mark Branse will conduct a training session on affordable and fair housing on October 30, 2023, at 6:30 pm. In the auditorium of the Jewish Community Center.

Discussion and appropriate action regarding cleanup of the Zoning Regulations

Discussion of this item was deferred until the Commission’s regular meeting on November 6, 2023.

Zoning Enforcement Report

There was no discussion of this item this evening.

Approval of Minutes

***** Skolnick moved to approve the minutes of the Commission’s regular meetings on July 6, 2023, and September 5, 2023, with typographical corrections.**

***** Schatz seconded**

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

***** Opposed: No One**

***** Recused: No One**

***** Abstained: No One**

Unanimous vote of approval.

Meeting Adjournment

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***** Klee moved to adjourn the meeting at 7:39 pm**
***** Schatz seconded**
***** In Favor: Klee, Schatz, Skolnick, Zamir, Kennedy, and Hunter**
***** Opposed: No One**
***** Recused: No One**
***** Abstained: No One**
Unanimous vote of approval.

Accordingly, the meeting was adjourned at 8:08 pm.

Respectfully submitted,

Kristine Sullivan,