

August 19, 2020

Mr. Martin Santacroce  
8341 Glenfinnan Circle  
Fort Myer, FL 33912

**Building Location: 33 Lucy Street, Woodbridge, CT 06525**

Town Plan and Zoning Commission  
Town of Woodbridge  
11 Meetinghouse Lane  
Woodbridge, CT 06525

Re: Application for Zoning Regulation Amendment in Accordance with Section 9.1 of the Zoning Regulations for the Town of Woodbridge  
Amendment of Table 3.1 Allowed Uses by Zone, 3.3.Y.2  
Amendment of Table 3.1 Allowed Uses by Zone, 3.3MM

Dear Town Plan and Zoning Commission Members,

This letter is to serve as an application by Martin D. Santacroce, for an amendment of  
1) Table 3.1 Allowed Uses by Zone, 3.3.Y.2 of the Zoning Regulations for the Town of Woodbridge as provided by Section 9.1 of those Regulations to include the use of Vehicle Sales, Rental, Service + Repair by Special Exception in the BI (Business and Industrial) Zone.

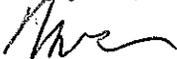
2). Table 3.1 Allowed Uses by Zone, 3.3MM of the Zoning Regulations for the Town of Woodbridge as provided by Section 9.1 of those Regulations to include the use of Warehouse Storage + Wholesale sales w/indoor storage by Special Exception in the BI (Business and Industrial) Zone.

Accompanying this application are:

1. A narrative describing why the proposed amendment is being proposed, Schedule A.
2. A check payable to the Town of Woodbridge in the amount of \$310.00 for the required Town and State application fees

Thank you in advance for your cooperation in processing this application. Should any additional information be needed, I can be contacted by phone at 203-640-5796 or by email at [Asantacroce666@gmail.com](mailto:Asantacroce666@gmail.com).

Very truly yours,



Martin D. Santacroce

August 19, 2020

Martin D. Santacroce  
8341 Glenfinnan Circle  
Fort Myers, FL 33912  
Cell:203-640-5796  
Email: [Asantacroce666@gmail.com](mailto:Asantacroce666@gmail.com)

**Building Location: 33 Lucy Street, Woodbridge, CT 06525**

Town Plan and Zoning Commission  
Town of Woodbridge  
11 Meetinghouse Lane  
Woodbridge, CT 06525

Dear Town Plan and Zoning Commission Members,

Schedule A

I am asking you to consider an amendment of:

Table 3.1 Allowed Uses by Zone, 3.3.Y.2 of the Zoning Regulations for the Town of Woodbridge as provided by Section 9.1 of those Regulations to include the use of Vehicle Sales, Rental, Service + Repair by Special Exception in the BI (Business and Industrial) Zone.

Table 3.1 Allowed Uses by Zone, 3.3.MM of the Zoning Regulations for the Town of Woodbridge as provided by Section 9.1 of those Regulations to include the use of Warehouse Storage + Wholesale sales w/indoor storage by Special Exception in the BI (Business and Industrial) Zone.

This is an existing building with no plans for construction. We are only looking for a tenant to occupy to secure payment for taxes. We have a definite tenant who wants it immediately, and they are an established automotive repair shop.

Additional Tenant interest in this location has been storage/warehouse, personal training facility/cross fit, automotive repair and body shop.

Note, that there is an automotive repair shop and body shop on Lucy Street as well as a gas station on Litchfield Turnpike. Since they are all in a BI Zone and currently are considered "non-conforming", I would appreciate the same Special Exceptions.

Thank you for your consideration.

Sincerely,



Martin D. Santacroce

# JPGA

July 20, 2020

Mr. Robert Klee, Chairman  
Town of Woodbridge Planning and Zoning Commission  
Town of Woodbridge  
11 Meetinghouse Lane  
Woodbridge, Ct. 06525

Reference: **Town of Woodbridge Zoning Regulations**

Subject: **Request for Text Change**

Dear Mr. Klee:

Please consider this letter our request for a text change to the current Zoning Regulations.

It is our request to change the existing text of the following section: 5.17.A.(4)(c) Page 95 Off-street parking and Loading Regulations.

The current zoning regulations read as follows: "Stacking of parking spaces for single family homes is permitted"

We are asking to change the section to read as follows: Stacking of parking spaces for single AND MULTI-FAMILY homes is permitted.

If you desire any additional information, please advise.

Very truly yours,



John Paul Garcia, P.E., L.S.

M:/All Projects/4000-4999/4000-4099/4055A\4055A text change.doc

## **JOHN PAUL GARCIA AND ASSOCIATES, P.C.**

190 FAIRWOOD ROAD, BETHANY, CONNECTICUT 06524

TELEPHONE (203) 393-3306 FAX (203) 393-3941

CIVIL AND STRUCTURAL ENGINEERING SURVEYING SITE PLANNING INVESTIGATIONS

**TOWN PLAN AND ZONING COMMISSION**  
**TOWN OF WOODBRIDGE**  
**REGULAR MEETING OF JULY 6, 2020**

A regular meeting of the Town Plan and Zoning Commission (TPZ) was commenced via WebEx at 7:33 pm on Monday, July 6, 2020 by Chairman Rob Klee.

**ROLL CALL**

**PRESENT:** Robert Klee – Chair, Kathleen Wallace and Paul Schatz  
**ALTERNATES:** Jeff Kennedy and Yonatan Zamir  
**EXCUSED:** Andrew Skolnick, Larry Greenberg and Chris Sorensen (alternate)

The meeting was called to order at 7:33 pm by the Chair. Zoning Enforcement Officer (ZEO) Kristine Sullivan also participated in the meeting.

The Chair noted that long standing TPZ member Allen Lipson had moved out of Town and resigned from the Commission. He added that Mr. Lipson’s historical knowledge of the Commission had been invaluable and that he would be greatly missed. Other members of the Commission concurred that Mr. Lipson would be missed.

**PUBLIC HEARING**

**Amity Regional School District # 5: 25 Newton Road**  
**Application for After the Fact Permit for Pool House**

The public hearing on the subject application was opened by the Chair.

Notice of the public hearing had been posted on the Town Plan and Zoning page of the Town Website as required by Governor Lamont’s Executive Order # 7.1.19.c.

The Chair noted for the record that no member of the Commission could have ex parte communication regarding the application with any member of the public outside of the Commission’s public meeting(s) on the application.

He then noted that he personally had been reached out to by two members of the public relative to the subject application. Once before the subject application had been received and once after the application had been received. He noted that in neither case had there been specific discussion of the application itself. In both cases the Chair had noted that those members of the public should participate through the public hearing process.

Commissioner Schatz noted that he had been approached by a number of people regarding the application and he had advised all of them to consult the Town Website for how to participate in the public hearing on the application.

The Chair then called on the applicant’s representatives to provide a presentation on the application. Speaking on behalf of the application were Dan Krober of Milone and MacBroom and Andrew Dyjack of Field Turf. Amity Regional District Superintendent Dr. Jennifer Byars also was in attendance for the WebEx hearing.

Referring to plans which were shared via WebEx Mr. Krober noted that:

- Plans for the project had started late in the winter including location of the onsite wetlands and topography.
- The project would reconstruct the existing eight lane track which is around a natural grass field

- Currently there are bleachers on the north and south sides
- As shown on the submitted plans, the inland wetlands “upland review” area is shown in green with the wetlands delineated by blue lines.
- The new track would be a little wider and would not be asphalt but would have a post tension concrete base.
- The field would be a little wider to allow soccer to be play.
- The bleacher on the north side would be moved over to the west.
- The area for “jump” events would be modified to allow for 2 long jump and triple jump areas.
- The pole vault area would be relocated to the southwest corner of the area.
- The current outdated lighting system would be replaced with a LED lighting system which would provide more light directly onto the field and minimize the spill off the field.
- The field surface would be changed from natural grass to turf.
- Top soil that needed to be removed would be removed offsite.
- The grass field has limitations that the new turf field would not.
- Ball safety netting would be installed.
- The existing scoreboard would be replaced with a video scoreboard.
- A complete set of project plans has been provided.
- The storm water collection points remain the same
- The submitted plans were referred by the Commission to its consulting engineering firm, Criscuolo Engineering the latter of whom provided comments dated June 17, 2020.. Milone and MacBroom responded directly to Criscuolo Engineering regarding those comments and has no issue with incorporating the notes from Criscuolo Engineering into the plans.
- The application before the Commission for Earth Removal, Fill and Regrading requires a public hearing because of the 3500 cubic yards of material to be removed and the 2500 cubic yards of stone that will need to be brought in
- Because of the area of the project, a Sediment and Erosion Control by the Department of Energy and Environmental Protection (DEEP) is required.
- The Lighting plan comes before the Commission under Section 5.15 of the Zoning Regulations and as shown on the submitted photometric plan has less light spillage the existing lighting plan.
- The current grass field holds water which the new turf field would not.
- The use of the field would be identical to the current use.

Because the public hearing was being held via WebEx, comments from the public had been limited to written comments which could have been submitted up until 4 pm on July 6, 2020. Those comments have been posted on the Town Plan and Zoning Page of the Town Website, forwarded to the members of the Commission and to the applicants.

For the hearing record, the Chair then began to read items submitted for the hearing record into the hearing record. Attachments to correspondence was noted but not read directly into the record: Comments read into the record were from:

- James C. McVeety, 60 Dogwood Circle, Woodbridge
- Jola

- Laura Dane, 50 Dogwood Circle, Woodbridge
- Dan Oren, Woodbridge
- Comments dated June 30, 2020 from Connecticut’s Council on Environmental Quality provided by Peter Hearn, Executive Director
- Comments dated June 30, 2020 from Yuriy Gmirya and Anna Sokolina, 28 Rice Road, Woodbridge with the following attachments:
  - From the Icahn School of Medicine at Mount Sinai, “Testimony dated February 26, 2018 in support of House Bill 5188, an act Establishing a Moratorium on the Use of Recycled Tire Rubber at Municipal and Public School Playgrounds”
  - From the Icahn School of Medicine at Mount Sinai, a “Position Statement on the use of Recycled Tires in Artificial Turf Surfaces”
  - An article from **The Intercept** entitled “Toxic PFAS Chemicals Found in Artificial Turf”
- David Pretlove, Amity parent
- Anna Sokolina, Woodbridge resident
- Edward Burns
- Daniel Lyons
- Frank Lee
- Cameron Luciano (Captain of the Football team)
- Nancee Cammarata Luciano
- Missy Olive
- Michele Cohen
- John Carangelo
- Mohini Ranganathan, 48 Newton Road, Woodbridge
- John Querker Jr.
- Tom Pisano, Orange Soccer Association ~ Co president
- Judi Swain, Bethany
- Michael Kosh, 824 Amity Road, Bethany
- Nancy Silverstein, Woodbridge
- Fred Luciano, 23 Spring Valley Road, Woodbridge
- Bonnie Blake, 64 Beecher Road, Woodbridge
- Francine Schaefer Ponchick
- Tara Chizmadia, Orange
- Max Silverstein, 29 Fairground Road, Woodbridge
- Debra Taubner, 1176 Old Racebrook Road, Woodbridge
- Yuriy Gmirya, Woodbridge
- Emily Melnick 50 Hunting Hill, Woodbridge
- Jessica O’Connor
- Mark J Daddio, Orange
- Ellen Scalettar, 1265 Racebrook Road, Woodbridge
- Laleh Ardeshirpour, 60 Old Quarry Road, Woodbridge
- Lauren Clark, 1005 Brookside Road, Orange
- Beth Heller, 6 Hunters Ridge, Woodbridge with the following attachment:

- Copy of “Raised Bill No. 5300: An Act Establishing a Moratorium on the installation of Recycled Tire Rubber at Municipal and Public School Playgrounds”
- Lorri Danzig, 3 Milhaven Rd, Woodbridge
- Thomas Pisano, Orange Soccer Association – Co president
- Clio Nicolakis, 110 Ansonia Road, Woodbridge
- Letter dated July 1, 2020 to the Commission from Jack Kurek, Acting Chairman of the Woodbridge Inland Wetlands Agency with attached pertinent pages of the Inland Wetlands Agency minutes of February 19, 2020 and May 20, 2020
- Mary Gorham, 21 Old Mill Road, Woodbridge
- John Skopp, 386 Wildwood Drive, Orange
- Peter Geyfman, Orange
- Christina Conti Wethington, Class of ‘93
- Jon O’Keefe, 805 Indian Hill Road, Orange
- Kevin Schuster, 21 Cedar Road, Woodbridge
- Melissa Shear
- David W. Schneider, 25 Cassway Road, Woodbridge
- James O’Connor
- Sarah Evans, Assistant Professor Mount Sinai Children’s Environmental Health Center, New York, NY with the following attachments:
  - From the Icahn School of Medicine at Mount Sinai, a “Position Statement on the use of Recycled Tires in Artificial Turf Surfaces”
  - From the Children’s Environmental Health Center at the Mount Sinai Institute for Exposomic Research, a copy of a flyer on Artificial Turf.
  - From the Children’s Environmental Health Center at the Mount Sinai Institute for Exposomic Research, a copy of a flyer on Tips for safer play on artificial surfaces
- Christy Wooldridge, 598 Wingfoot Rd, Orange
- Paul Silverman, Frances Vecchio, Vincent Silverman, 7 Old Mill Road, Woodbridge
- Marie Robert, 586 Amity Road, Woodbridge
- Sasha Golovyan, Woodbridge
- Richard Clark, 1005 Brookside Road, Orange
- Kristen Turkosz, 14 Bear Hill Road, Woodbridge
- David Cantor, 86 Forest Glen Drive, Woodbridge
- Abby Scott, 34 N Pease Road, Woodbridge
- Michael Crane, 426 Taulman Road, Orange
- Arpie Serrano, 438 Taulman Road, Orange
- Matthew E. Cohen, 16 Milhaven Road, Woodbridge
- Nikhil Petrov, 10 Deer Run Ridge, Woodbridge
- Vassili Petrov, 10 Deer Run Ridge, Woodbridge
- Nancy Silverstein, Woodbridge (Email forwarded by First Selectman Beth Heller)
- Jen Moffett
- Miriam Gohara, 11 Brook Road, Woodbridge

- Earl Glusac, 586 Amity Road, Woodbridge
- Michele Cohen, 16 Milhaven Road, Woodbridge
- Nancy Shattuck, 43 Newton Road, Woodbridge
- Diane King, 20 Centerview Road, Woodbridge
- Jennifer Zigun, Woodbridge
- Martin Ledewitz, 25 Rice Road, Woodbridge
- Frances Ledewitz, 25 Rice Road, Woodbridge
- Scott and Jennifer Smith, 409 Sycamore Lane, Orange
- Thomas Handler, Woodbridge
- Johanna L. Martinez, 1 Hampton Drive, Woodbridge
- Christie Cooper, 34 Oxbow Ln, Woodbridge
- Nancy Scotti
- Andrew Danzig, 3 Milhaven Road, Woodbridge
- Rajni Mehta, Bethany
- Frances Ledewitz, Rice Road, Woodbridge
- Alan Dorais, Bethany
- Rob Tappan, 67 Hallsey Lane, Woodbridge
- Chris Johnson, Orange
- Ken Carney, 45 Green Hill Road, Orange
- Anne Herlihy, 301 Old Amity Road, Woodbridge
- Marjorie Kanyusik
- Amy Goodwin
- Brittany Mayzler, Orange
- Patrick Reed, Woodbridge
- Jonathan Furst, 25 Old Mill Road, Woodbridge
- Amy burns, 80 Grannis Road, Orange
- Cifarelli Family, Orange
- Traci Cipriano
- Hillary Drumm, 11 Mulberry Road, Woodbridge
- Mindy and Yaron Baitch, 349 Rimmon Road, Woodbridge
- Costanzo Family
- Christian Conroy, Aliereza Senejani, Christina Ivins Zito, Woodbridge
- Jessical Cebulski, Woodbridge
- Eric Kershner, Woodbridge

After entering all of the foregoing into the hearing record the Chair called a five minute recess. When the public hearing and meeting resumed after the recess, there was discussion of continuing the public hearing and regular meeting of the Commission due to the lateness of the hour and the amount of submissions that still needed to be entered into the hearing record.

After discussion, which included checking the availability of the applicant's representatives, Commission members acted as follows to continue the subject public hearing on Monday, July 13, 2020 at 6:00 pm, to be held via WebEx, with the acceptance of additional

public hearing comments, only from individuals who had not previously submitted comments for the hearing record, until 4 pm on Friday, July 10, 2020.

- \*\*\* Schatz moved
  - \*\*\* Wallace seconded
  - \*\*\* In favor: Klee, Wallace, Schatz, Zamir and Kennedy
  - \*\*\* Opposed: No One
  - \*\*\* Recused: No One
  - \*\*\* Abstained: No One
- Approved 5-0 vote

**MEETING ADJOURNMENT**

- \*\*\* **Schatz moved to adjourn the regular meeting of the Commission at 10:24 pm and continue said meeting on Monday, July 13, 2020 at 6 pm via WebEx**
  - \*\*\* **Wallace seconded**
  - \*\*\* **In favor: Klee, Wallace, Schatz, Zamir and Kennedy**
  - \*\*\* **Opposed: No One**
  - \*\*\* **Recused: No One**
  - \*\*\* **Abstained: No One**
- Approved 5-0 vote**

**Respectfully submitted,**

**Kristine Sullivan, Acting Recording Secretary**