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March 28, 2025

Robert Klee, Chairman
Woodbridge Town Plan & Zoning Commission
11 Meetinghouse Lane
Woodbridge, Connecticut

Re. Special Exception and Site Plan Applications
Property: 804 Fountain Street
Applicant: Angelo Melisi
Property Owner: Fountain Street Associates, LLC

Dear Chairman Klee and Members of the Commission:

On behalf of the Applicant and Property Owner, please accept this correspondence as applications for (i) a special exception/site plan to construct a unit Multi-Family Development pursuant to §§ 3.4.E and 6.3 of the Woodbridge Zoning Regulations (the "Regulations"), and (ii) a special exception to modify the requirement for a gable, hip, or gambrel roof, as permitted by § 3.4.E.5 of the Regulations (collectively, the "Applications").

The Applicant proposes to construct an attractive, 96-unit, four-story Multi-Family Development on the property located at 804 Fountain Street. The triangular-shaped Property is located in a Residence A zone, and is comprised of 5.71. It is bounded by Fountain Street to the north, the Wilbur Cross Parkway to the southeast, and land of the Woodbridge Land Trust, Inc. to the west. Access to the Property will be by means of an access drive off of Fountain Street.

In support of the Applications, enclosed please find the following:

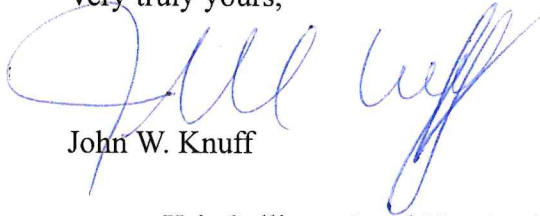
1. Ten (10) copies of this Application letter;
2. Ten (10) copies of the Statement of Use;
3. Ten (10) Sets of Site Plans, including Architectural Plans;
4. Two (2) Traffic Impact Studies;
5. Five (5) Drainage Reports;
6. Ten (10) copies of Wetland and Watercourse Delineation Report;
7. Property Owner Letter of Authorization;
8. Ten (10) copies of a Housing Affordability Plan, as required by § 3.4.F of the Regulations, which includes an Affirmative Fair Housing Marketing Plan, as required by § 3.4.G of the Regulations;
9. List of abutting property owners (including New Haven properties);

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10. Check in the amount of \$160 representing the application fee as I believe you are still in possession of our Check #30395 in the amount of \$60 for recording a final TPZ decision; and
11. A USB is enclosed with a digital copy of all submitted documents.

It would be appreciated if the Commission would place these Applications on the May 5, 2025 agenda. Thank you for your consideration and we look forward to presenting the Applications to the Commission.

Very truly yours,



John W. Knuff

cc: Kris Sullivan, Land Use Analyst