

**MINUTES OF THE TOWN PLAN AND ZONING COMMISSION
TOWN OF WOODBRIDGE
REGULAR MEETING OF JANUARY 4, 2010**

A regular meeting of the Town Plan and Zoning Commission for the Town of Woodbridge was held on Monday, January 4, 2010, in Woodbridge Town Hall, 11 Meetinghouse Lane, Woodbridge, Connecticut.

ROLL CALL

PRESENT: Jeff Kaufman, Chairman; Lawrence Greenberg;
Philip DeGennaro; Alan Tyma; Allen Lipson and
Kathleen Wallace

ALTERNATES: Peggy Rubens-Duhl and Robyn Berke

ABSENT: Akhil Reed Amar (alternate)

ALSO PRESENT: Kristine Sullivan, Land Use Analyst
Terry Gilbertson, Zoning Enforcement Officer
DeeAnn Rich – Recording Secretary

The meeting was called to order by the Chairman at 7:50 p.m.

PUBLIC HEARINGS

Note: No hearings had been scheduled for this evening's meeting.

**RECEIPT AND APPROPRIATE ACTION ON APPLICATIONS AND 8-24
REFERRALS RECEIVED SINCE THE DECEMBER 7, 2009 MEETING OF THE
COMMISSION**

PEOPLE'S UNITED BANK: 204 AMITY ROAD

Application under Section 3.1.2.2.(4) for use of the property at 204 Amity Road as overflow parking for People's United Bank.

Joseph Pereira, principal engineer with Pereira Engineering, LLC, was present to speak on behalf of the application. In his presentation, Mr. Pereira stated that:

- People's United Bank has plans to demolish the building at 204 Amity Road.
- Construct a new parking lot to be used for overflow parking for bank employees.
- The construction plans include curbing, lighting, landscaping, pavement striping, and a stormwater management system. Four curb cuts would be provided; two existing curb cuts would be closed.
- Plans include extending the sidewalk, adding a landscape strip and planting trees similar to what exists on Selden Street and adding two islands with shrubs in the parking lot.
- Additional parking spaces are needed for people attending meetings and other bank business.
- Stormwater quality would be improved by the installation of catch basins and deep dry well sumps and that there was is an erosion plan for construction that had verbal approval from the Town Engineer.

- Total parking spots at 198 and 204 Amity Road would be increased to 87.
- The lot would be open for public use after bank hours.

The Commission expressed concerns about the visibility of the parking lot from Amity Road and the line of sight toward the Amity Bowling lanes.

ZEO Terry Gilbertson noted that staff had suggested that a bike rack be located in the parking area to encourage non motorized traffic in the area.

At the conclusion of discussion, it was the consensus of the Commission members that Mr. Pereira should revise the site plan to include planting larger trees along Selden Street and planting trees in the islands instead of low shrubs. It was the Commission's opinion that since the additional parking that would be added at 204 Amity Road would far exceed the required parking for the building at 198 Amity Road, that there could be less parking spaces provided to allow room for planting of additional trees along Selden Street and in the parking lot islands. Action on the application was deferred until the Commission's regular meeting on February 1, 2010 to allow time for revised landscaping plans to be prepared.

Mr. Pereira agreed to work ZEO Gilbertson and the Tree Warden to add planting of more trees to the site plans, specifically on Amity Road, Selden Street, and possibly the parking lot islands.

WORK SESSION:

Consideration and appropriate action regarding:

BOND RELEASE REQUEST

Bond reduction request for performance bond for development of 8 – 12 Landin Street

The following items had been received relative to the bond reduction request:

- A memorandum from Agency Consulting Engineer Robert Criscuolo
- A letter of confirmation from project engineer Christopher S. Juliano that the three stormwater detention systems have been installed in conformance with the approved plans.
- Letter from Facilities Director Warren Connors confirming that the work completed in Landin Street is to his satisfaction,

ZEO Terry Gilbertson noted that the site consisted of three foundations installed with one building built. There are three underground storm water infiltrators. While two are working well, the final site grade is not yet at a point to determine how well the third will work.

Following the discussion on updated regulations; Commission members acted as follows:

- ** **Lipson moved approval to reduce to bond to a \$5,000.00 cash bond.**
 - ** **Greenberg seconded**
 - ** **Voting for: Kaufman, Greenberg, DeGennaro, Tyma, Lipson and Wallace**
 - ** **Opposed: No One**
 - ** **Abstained: No One**
- Unanimous approval**

BOND RELEASE REQUEST

Bond release request for performance bond for 821 Fountain Street.

A request was received for the release of the bond for 821 Fountain Street related to a special permit issued by the Commission for that site for excavation, removal, filling, grading and processing of earth products. Staff reported that the required A-2 plans that had been submitted with the request need to be revised – but to date no revised plans have been received. It was therefore the consensus of the Commission to defer action on the request until the Commission’s next regular meeting on February 1, 2010.

UPDATE ON AMITY TEEN CENTER: 10 SELDON STREET

At the December 7, 2009 TPZ meeting a letter had been received from Ms. Antonucci who resides at 7 Hazel Terrace regarding the Amity Teen Center. In response to her letter, a letter had been sent to the Amity Teen Center asking if a recording studio is operating at the Teen Center. In response to the Commission’s inquiry to the Teen Center, a letter dated December 18, 2009 was received from the Amity Teen Center regarding use of the recording studio. Based on their review of the conditions of the use permit for the Teen Center and the December 18th letter from the Teen Center, it was the consensus of the Commission members that the use of the recording studio at the Teen Center was an acceptable use, within the purview of the TPZ’s use permit for the Teen Center.

The Commission members also received and reviewed a second letter from Ms. Antonucci regarding the Teen Center. A letter of response will be sent to the Ms. Antonucci. A copy of Ms. Antonucci’s letters will also be sent to the Teen Center to apprise them of her concerns.

ZEO Gilbertson noted that he has been in contact with the Assistant Police Chief. Meter readings of the Teen Center during band events will be taken by the Police Department to determine if the noise emanating from the Teen Center is at a level compliant with the Noise Ordinance. Appropriate action, if needed regarding additional soundproofing at the Teen Center will be taken based on the results of those tests.

REPORT ON ACTIVITIES OF THE SCRCOG

Alternate Commissioner Peggy Rubens-Duhl reported that at this time there are no matters before the SCRCOG that impact Woodbridge. It was noted that the Town Clerk has received notice of an application in Seymour abutting the Woodbridge Town line, but to date no referral regarding that application has not been submitted to SCRCOG.

ECONOMIC DEVELOPMENT COMMISSION: Discussion and appropriate updates of the Economic Development Commission

There was a brief discussion of the special meeting with Prof. Plattus and members of the EDC that had occurred just previous to this evening’s regular meeting.

REGULATION REVISIONS: Discussion and appropriate action regarding the ongoing update of the regulations, including but not limited to protection of stonewalls and signage.

The Chairman noted that Attorney Al Smith was still working on signage and sizes.

The Commission members discussed the following topics related to signage:

**Draft Minutes of the Woodbridge Town Plan and Zoning Commission
Regular Meeting of January 4, 2010**

- Sizes and the length of time allowed to post community signs.
- Requiring permits for community signs.
- Sign quality and conditions of existing signage
- Current definitions of “signage”
- Sign budgets
- Definition of advertising signs and business signs

At the conclusion of discussion, it was the consensus of the Commission that the TPZ members will forward their comments on the draft sign regulations to staff, who will in turn forward the gathered comments to Murtha Cullina for inclusion in the draft signage revisions. Further discussion on the regulations was then deferred until the next regular meeting of the Commission on February 1, 2010.

UPDATE OF TOWN PLAN OF CONSERVATION AND DEVELOPMENT:

Discussion and appropriate action regarding updating the Town Plan of Conservation and Development in particular as it relates to the Town’s acquisition of the properties n/f owned by the Woodbridge Country Club.

There was no discussion of this agenda item this evening.

CORRESPONDENCE RECEIVED:

Consideration and appropriate action regarding the following correspondence received since the December 7, 2009 meeting of the Commission:

- Invitation to the Annual Dinner Meeting of the Regional Planning Commission on January 14, 2010
- A set of record plans for the two lot subdivision of 140 Rimmon Road, which had accompanied the record mylar for the subdivision.
- A courtesy letter from the Regional Water Authority providing notice that the State DEP has approved work on the Watrous Dam on Downs Road. *Note: No action by the TPZ is required on this project.*

APPROVAL OF MINUTES:

Minutes of the Commissions Regular Meeting on December 7, 2009

- ** Tyma moved approval
- ** Lipson seconded
- ** Voting for: Kaufman, DeGennaro, Tyma and Lipson
- ** Opposed: No One
- ** Abstained: Wallace and Greenberg*

Unanimous approval

**Wallace and Greenberg had been excused from attending the December 7, 2009 regular meeting.*

MEETING ADJOURNMENT

- ** Greenberg moved to adjourn the meeting at 9:13 p.m.
- ** DeGennaro seconded
- ** Voting for: Kaufman, Greenberg, DeGennaro, Tyma, Lipson and Wallace
- ** Opposed: No One
- ** Abstained: No One

Passed by unanimous approval

Accordingly, the meeting was adjourned at 9:13 p.m.

Respectfully submitted,

Ms. DeeAnn Rich
Recording Secretary