

**MINUTES OF THE TOWN PLAN AND ZONING COMMISSION  
TOWN OF WOODBRIDGE  
REGULAR MEETING OF MARCH 2, 2009 – CONTINUED ON MARCH  
16, 2009**

A regular meeting of the Town Plan and Zoning Commission for the Town of Woodbridge that had been scheduled for March 2, 2009, in Woodbridge Town Hall, 11 Meetinghouse Lane, Woodbridge, Connecticut, due to inclement weather was continued and held on March 16, 2009, in the Woodbridge Town Hall, 11 Meetinghouse Lane, Woodbridge, Connecticut.

**ROLL CALL**

**Present:** Donald Celotto, Jr., Chairman, Jeff Kaufman, Gilbert Hogan and Allen Lipson

**Alternates:** Christopher Dickerson

**Excused:** Joseph Palmieri, Kathleen Wallace and Peggy Rubens-Duhl (alternate)

**Absent:** Akhil Reed Amar (alternate)

**Also Present:** Terry Gilbertson - Zoning Enforcement Officer and Kristine Sullivan - Land Use Analyst and Acting Recording Secretary

The meeting was called to order by the Chairman at 7:32 p.m. Christopher Dickerson was seated for Joseph Palmieri.

**PUBLIC HEARING**

**SOUTH CENTRAL CONNECTICUT REGIONAL WATER AUTHORITY - 1955  
LITCHFIELD TURNPIKE**

**Application for construction of eight bay maintenance facility.**

A hearing continuation for this application had been re-scheduled to be held this evening by the Commission at the request of the applicant, however, the hearing was cancelled based on the Commission's receipt of a letter of withdrawal of the application, dated February 11, 2009..

**RECEIPT AND APPROPRIATE ACTION ON APPLICATIONS AND 8-24 REFERRALS  
RECEIVED SINCE THE FEBRUARY 2, 2009 MEETING OF THE COMMISSION**

**WANDA PODGWAITE – 533 -535 Amity Road**

**Application for special exception rear lot and associated lot line revision.**

The application submitted by Wanda Podgwaite for a special exception rear lot and associated lot line revisions was formally received by the Commission. It was the consensus of the Commission to schedule a public hearing on the application for the Commission's next regular

meeting scheduled for April 6, 2009.

### **WORK SESSION**

#### **WOODBIDGE VILLAGE ESTATES, 1720 & 1722 Litchfield Turnpike and 49, 53 and 57 Bradley Road:**

##### **Informal discussion with developers of the AAPD.**

A letter was received from Attorney John Knuff, legal counsel for Woodbridge Village Estates, stating that he and his clients were “unable to forward”. The letter also stated that Attorney Knuff would advise if they were able attend the Commission’s regular meeting on April 6, 2009.

#### **MICHAEL SOUFRINE -118 Newton Road**

##### **Application for five lot subdivision.**

Note: Chairman Celotto, Jr. recused himself from consideration of this application. Commission Secretary Jeff Kaufman chaired this portion of the meeting.

Mr. Kaufman, who had not been present at the February 2, 2009 regular meeting of the Commission when the hearing on this application was concluded, noted for the record that he had watched the DVD recording of the Commission’s February 2, 2009 regular meeting, and was therefore familiar with the application hearing record for that meeting.

Since the February 2, 2009 meeting of the Commission, a copy of the Woodbridge Inland Wetland Agency’s (IWA) permit for the subdivision had been submitted to the Commission and distributed to Commission members. The hearing on the application having been concluded, and the IWA decision having been received, the Commission was now in a position to take formal action on the application.

**\*\*\* Following a brief discussion, an initial motion to approve the application for the Green Acre Fields Subdivision was made by Dickerson and seconded by Hogan. Following discussion of that motion, it was further moved by Dickerson and seconded by Hogan to modify the original motion to include the following conditions:**

- 1. The record subdivision mylar shall be revised to include a note which states:  
“Vehicular access to Lots 2, 3, 4 and 5 in the Green Acre Fields Subdivision shall only be from where those lots individually and directly front onto the subdivision extension of Soundview Drive.”**
- 2. The record subdivision mylar shall be revised to include, as required by Chapter IV, Section 1. (i) of the Subdivision Regulations for the Town of Woodbridge, street numbers assigned in consultation with the Town Assessor for all the new lots in the subdivision.**
- 3. Prior to the Commission’s signing of the Subdivision Mylar, the applicant shall furnish either written certification by the project Land Surveyor that the required monuments delineating the lot corners have been installed or, shall furnish a completion bond in amount of \$10,800.00, as established by the project engineer’s Bond Estimate Form dated 02/02/09, to cover the cost of the installation of the**

required monumentation for the subdivision, in compliance with Chapter V, Section 2 of the Woodbridge Subdivision Regulations. If a bond is provided for the installation of the required monumentation, the bond shall be furnished by cash or certified bank check . The bond shall be released only upon receipt by the Commission of a written request for the release of the bond, accompanied by written certification by the project Land Surveyor that the required monuments delineating the lot corners have been installed.

4. Before any work is commenced on any portion of the proposed road or its appurtenances including public utilities and services in the subdivision, the subdivider, as principal, shall execute and deliver to the Town a completion bond, which, as authorized by the Commission, shall be in an amount to be determined by the Commission's Consulting Engineer. Said bond shall be established based upon the Commission's consulting engineer's review of the bond estimate for the subdivision provided by the subdivision project engineer. Said bond shall be executed by a surety satisfactory to the Commission. Such bond shall, as authorized by the Woodbridge Inland Wetlands Agency, be a joint bond for both that Agency and the Town Plan and Zoning Commission, to secure to the Town final completion and acceptance of all work in compliance with the Woodbridge Road Specifications as well as compliance with the provisions of the Town of Woodbridge Inland Wetlands and Watercourses Regulations and the terms, conditions, and limitations established in that Agency's permit dated February 19, 2009 for the subdivision, including but not limited to satisfactory installation and maintenance of any and all sediment and erosion controls for the project and establishment of permanent vegetative cover.
5. In accordance with Chapter VI, Section 1(a) of the Woodbridge Subdivision Regulations, the requirement for subdivision improvements of street trees, with the exception of the "planted buffer", street lights and sidewalks is hereby waived by resolution of the Commission.
6. In accordance with amended Chapter IV of the Woodbridge Subdivision Regulations, the requirement for the provision of open space land dedication for the subdivision is hereby waived based upon the Commission's determination that the purposes of the open space requirement would not be served by the strict enforcement of the open space dedication requirement.
7. In accordance with Section 7.4.A of the Zoning Regulations for the Town of Woodbridge, the Commission hereby authorizes that as it relates to the construction of road improvements for the Green Acres Fields Subdivision, that filling and/or excavation within fifty (50) feet of the property line or public road is hereby approved.
8. This subdivision approval shall become null and void, if the applicant does not file the subdivision mylar in accordance with the timeframe provisions of Section 8-25 of the Connecticut General Statutes.
9. Pursuant to Section 8-26c. of the Connecticut General Statutes, all work in connection with the subdivision shall be completed by March 16, 2014.

**\*\*\* In Favor: Dickerson, Kaufman, Hogan and Lipson**

**\*\*\* Opposed: No One**

**\*\*\* Recused: Celotto**

**\*\*\* Abstained: No One**

**Unanimous Approval**

### **ECONOMIC DEVELOPMENT COMMISSION**

#### **Discussion and appropriate action regarding establishment of joint subcommittees with the Economic Development Commission.**

Staff reported that the list of TPZ members who had volunteered to serve on joint subcommittees established by the TPZ and Economic Development Commission (EDC) had been forwarded to the EDC.

Mr. Dickerson reported that he and EDC member Garrick Luciani will be holding an informal meeting of business owners at Scoop This, on Thursday, March 26, 2009 at 5:00 p.m.

### **REGULATION REVISIONS:**

#### **Discussion, update and appropriate action regarding ongoing update of the regulations, including but not limited to signage.**

It was noted that draft proposed amendments and corrections to the Zoning Regulations prepared by Staff regarding liquor establishments had previously been scheduled by the Commission for a public hearing at the Commission's regular meeting on April 6, 2009. The proposed amendments and corrections include:

- Amendments to Section 3.123 Development District 1 of the Table of General Use Regulations.
- Amendment to "Section 3.12.2 Distance Requirements" found in "Section 3.12 Liquor Establishments".
- Correction of a text error in item 1. of the Amendment of the Zoning Regulations Adopted July 31, 2006 with an Effective Date of August 14, 2006.

Discussion and appropriate action on other regulation revisions was deferred until the Commission's regular meeting on April 6, 2009.

### **CORRESPONDENCE**

#### **The Commission received the following items of correspondence had been submitted since the February 2, 2009 meeting of the Commission:**

- Notice from the Connecticut Federation of Planning and Zoning Agencies of that Agencies annual meeting on Thursday, March 19, 2009. The evening's presentation will be on Wind Turbines/Alternate Energy Uses.
- The Winter 2009 Quarterly Newsletter of The Connecticut Federation of Planning and Zoning Agencies.\*
- Copy of the legal notice by the Board of Selectmen for proposed changes to the Town Ordinance entitled Chapter 5 Licenses, Article VIII – Schedule of Land Use Fees, Section 5 – Fee Waiver.

Approved Minutes of the Woodbridge Town Plan and Zoning Commission  
Regular Meeting of March 2, 2009 continued on March 16, 2009

- Notice of the Land Use Academy Basic Training Scheduled for 2009\*  
*\*Commission members will contact staff if they are interested in attending.*

### **APPROVAL OF MINUTES**

#### **Minutes of the Commission's Regular Meeting on January 5, 2009**

- \*\*\* Mr. Hogan moved approval of the minutes as submitted.**
- \*\*\* Mr. Kaufman seconded.**
- \*\*\* In Favor: Dickerson, Kaufman, Hogan, Celotto and Lipson.**
- \*\*\* Opposed: No One**
- \*\*\* Recused: No One**
- \*\*\* Abstained: No One**

**Unanimous Approval**

#### **Minutes of the Special Joint Meeting of the Commission and the Economic Development Commission on January 27, 2009**

- \*\*\* Mr. Dickerson moved approval of the minutes as submitted.**
- \*\*\* Mr. Lipson seconded.**
- \*\*\* In Favor: Dickerson, Hogan, Celotto and Lipson.**
- \*\*\* Opposed: No One**
- \*\*\* Recused: No One**
- \*\*\* Abstained: Kaufman**

**Unanimous Approval**

#### **Minutes of the Commission's Regular Meeting on February 2, 2009**

*Note: These minutes were not available for action.*

### **ADJOURNMENT**

- \*\*\* Mr. Lipson moved to adjourn the meeting at 8:17 p.m.**
- \*\*\* Mr. Celotto seconded**
- \*\*\* In Favor: Dickerson, Kaufman, Hogan, Celotto and Lipson**
- \*\*\* Opposed: No One**
- \*\*\* Abstained: No One**

**Unanimous Approval To Adjourn the Meeting.**

**Accordingly the meeting was adjourned at 8:17 p.m.**

Respectfully submitted,

Kristine Sullivan,  
Acting Recording Secretary