

DEC 29 2020



TIME: _____ TOWN PLAN AND ZONING COMMISSION
TOWN CLERK, WOODBRIDGE TOWN OF WOODBRIDGE
WOODBRIDGE, CONNECTICUT

NOTICE OF TOWN PLAN AND ZONING REGULAR MEETING
MONDAY, JANUARY 4, 2021

TEL. (203) 389-3406

Notice is hereby given of a regular meeting of the Woodbridge Town Plan and Zoning Commission to be held on **Monday, January 4, 2021** starting at 7:30 p.m. via WebEx.

- The documents related to the public hearing being held this evening are available to viewed at: <https://www.woodbridgect.org/189/Town-Plan-Zoning-Commission>
- In accordance with Governor Lamont’s Executive Order # 7B. Section 1, which suspends the open meeting requirements of in-person participation, audio and video of this regular meeting will be simultaneously televised on Channel 79 and the WGATV YouTube page in order to allow the public to view and listen to the meeting at : <https://www.youtube.com/user/wgatv79>
- In person attendance will not be possible due to the meeting being held via WebEx.

PUBLIC HEARING

1. New England Brewing Company: 1710 Litchfield Turnpike

Applications for:

- Architectural review under Section 3.3.U.7.
- Site plan review under Section 5.5.
- Soil erosion and sedimentation control plan review under Section 6.4.
- Special exception for a manufacturer of beer and brew pub under Section 3.3.HH.1.i.
- Special exception for a second wall sign per Table 4.7, Item 3.
- Special exception for two freestanding signs per Table 4.7, Item 8.
- Special exception for earth material movement in excess of 1,000 cubic yards on a parcel more than five (5) acres in size per Section 3.3.N.
- Zoning text change to add “brew pub” to Section 3.3.HH.3.a. as shown below:
Except for restaurants in the B, BI, GB, GBA, and Dev 1 Zones operating under CT Gen. Statutes, businesses in the BI, GB, GBA, and Dev 1 Zones operating under a manufacturer of beer permit under CT Gen. Statute Section § 30- 20(b), brew pubs, and golf clubs including a catering hall of not more than three thousand five hundred (3,500) square feet in size and/or restaurant and/or concession stand operating respectively under CT Gen. Statute, no building or premises shall be used...

- Ways to Participate in the Scheduled Public Hearing:
 - o Written comments for the public hearing can be submitted up until 8:30 am on Monday January 4, 2021 either via regular mail addressed to:
Woodbridge Town and Plan and Zoning Commission
11 Meetinghouse Lane
Woodbridge, CT 06525
Or
Via email to:
ksullivan@woodbridgect.org

- Alternatively, oral comments can be made by joining the WebEx meeting via the following:
<https://woodbridgect.webex.com/woodbridgect/onstage/g.php?MTID=e336d1ee82ba77ba799a8ff059c2db449>
 Event number: 179 347 4869
 Event password: qsY84BD8GPy

Audio conference information
 +1-408-418-9388
 Event number: 179 347 4869
 Event password: qsY84BD8GPy

NEW BUSINESS

Receipt, discussion and appropriate action regarding new applications/site development plans submitted to the Agency. As of December 29, 2020 when this agenda was filed, the following new application had been submitted. Applications could be submitted through the close of the workday on Thursday, December 31, 2020 for receipt at the January 4, 2021 meeting;

1. **Attorney Bernard Pellegrino: Application for Special Exception to permit a Retail Liquor Establishment (Package Store)Zoning Regulation Amendment at 245 Amity Road pursuant to Section 3.3.HH.1.4 of the Zoning Regulations for the Town of Woodbridge**

WORK SESSION: Consideration and appropriate action regarding:

1. **New England Brewing Company: 1710 Litchfield Turnpike**

Applications for:

- Architectural review under Section 3.3.U.7.
 - Site plan review under Section 5.5.
 - Soil erosion and sedimentation control plan review under Section 6.4.
 - Special exception for a manufacturer of beer and brew pub under Section 3.3.HH.1.i.
 - Special exception for a second wall sign per Table 4.7, Item 3.
 - Special exception for two freestanding signs per Table 4.7, Item 8.
 - Special exception for earth material movement in excess of 1,000 cubic yards on a parcel more than five (5) acres in size per Section 3.3.N.
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2. **Report on Activities of SCRCOG**
 3. **Report of the Zoning Enforcement Officer**

CORRESPONDENCE RECEIVED:

Consideration and appropriate action regarding correspondence received since the December 7, 2020 meeting of the Commission not related to items before the Commission:

ANY OTHER BUSINESS, WHICH MAY LEGALLY COME BEFORE THE COMMISSION

APPROVAL OF MINUTES

Discussion and appropriate action regarding the following minutes:

- Regular meeting of October 5, 2020
- Special meeting of October 19, 2020
- Regular meeting of November 2, 2020
- Special meeting of November 30, 2020
- Regular meeting of December 7, 2020

Respectfully submitted,

Kristine Sullivan Kristine Sullivan, Staff

December 29, 2020 Dated

Karen Berchem Office of the Town Clerk