



**TOWN PLAN AND ZONING COMMISSION  
TOWN OF WOODBRIDGE**  
11 MEETINGHOUSE LANE  
WOODBRIDGE, CONNECTICUT 06525

RECEIVED

JAN 30 2026

TIME: \_\_\_\_\_  
TOWN CLERK, WOODBRIDGE, CT.

TEL. (203) 389-3406

**NOTICE OF TOWN PLAN AND ZONING COMMISSION REGULAR MEETING**

**MONDAY, FEBRUARY 2, 2026\***

**Amended 1/30/2026**

Notice is hereby given of a regular meeting of the Woodbridge Town Plan and Zoning Commission to be held on **Monday, February 2, 2026**, starting at 6:30 p.m. in the Central Meeting Room of the Town Hall, 11 Meetinghouse Lane, Woodbridge, Connecticut with the following agenda:

**ELECTION OF COMMISSION OFFICERS AND APPOINTMENTS TO SCRCOG REGIONAL PLANNING COMMISSION AND WEST ROCK RIDGE STATE PARK COUNCIL**

**NEW BUSINESS**

Receipt, discussion, and appropriate action regarding new applications/site development plans submitted to the Agency. As of Thursday, January 29, 2026, when this agenda was filed, the following application had been submitted for receipt and appropriate action by the Commission.

**1. Ming Hui: 270 Amity Road, Suite 124**

Application for a special exception permit per Table 4.7.3 ~ Signs Permitted in Dev 1, Dev 2, BI, GB, GBA and P Non-residential Zones for one (1) additional wall sign at 270 Amity Road which is the GB Zone.

**2. Buddy DeGennaro**

**Informal discussion for feedback and input on converting an existing Commercial building at 27 Lucy Street into residential condominiums or apartments, and attendant amendment to the use table.**

**WORK SESSION:**

Consideration and appropriate action regarding:

1. Preliminary discussion with staff planner Michael D'Amato and Town Counsel Nicholas Bamonte regarding potential changes to the Opportunity Housing Section of the Zoning Regulations.
2. Updated Plan of Conservation and Development and House Bill # 8002
3. Report Regarding the Regional Planning Commission of the SCRCOG
4. Report Regarding the Housing Committee
5. Report of the Zoning Enforcement Officer

**CORRESPONDENCE RECEIVED:**

Consideration and appropriate action regarding correspondence received since the January 5, 2026, regular 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 on September 2, 2025
- Regular Meeting on October 6, 2025
- Special Meeting on October 21, 2025
- Regular Meeting on November 3, 2025
- Regular Meeting of December 1, 2025
- Special Meeting of December 8, 2025
- Special Meeting of December 18, 2025
- Regular Meeting of January 5, 2026

Respectfully submitted,

Kristine Sullivan Kristine Sullivan, Staff

January 30, 2026 Dated

J. M. E. Rioux Office of the Town Clerk