NOTICE OF TOWN PLAN AND ZONING REGULAR MEETING
TUESDAY, JULY 5, 2022

Notice is hereby given of a regular meeting of the Woodbridge Town Plan and Zoning Commission to be held on Tuesday, July 5, 2022, starting at 6:30 p.m. in the Central Meeting Room of the Woodbridge Town Hall, 11 Meetinghouse Lane, Woodbridge, Connecticut with the following agenda:

NEW BUSINESS
Receipt, discussion, and appropriate action regarding new applications/site development plans submitted to the Agency. As of Thursday, June 30, 2022, when this agenda was filed, the following items had been submitted for receipt and appropriate action by the Commission:
1. Luciani Properties LLC: 110 Luciani Road
   Special Exception permit per Section 3.3. N of the Zoning Regulations of the Town of Woodbridge for Excavation, Removal, Filling, Grading and Processing of Earth Products to construct two single family residences.
2. John Heffernan Jr. dba Savory & Vine LLC: 9 Lucy Street
   Application for a special exception permit per Section 3.3.HH of the Zoning Regulations for the Town of Woodbridge for use of a restaurant liquor establishment.
3. Toll Bros., Inc: 1710 & 1722 Litchfield Turnpike, 49, 53 and 57 Bradley Road
   The following applications related to the development of an over 55 housing project:
   • Site Plan approval pursuant to Section 6.4 of the Woodbridge Zoning Regulations (the Regulations);
   • Special Exception Active Adult Community pursuant to Sections 3.3.EE and 6.3 of the Regulations;
   • Certification of Sediment and Erosion and/or Storm Water Site Plan approval pursuant to Section 5.5. and 5.7 of the Regulations; and
   • Special Exception for Excavation, Removal, Filling, Grading and Processing of Earth Products pursuant to Section 3.3.N of the Regulations

WORK SESSION: Consideration and appropriate action regarding:
1. Selection of an ex-officio representative from the TPZ to CUPOP
2. Discussion about the draft regulation cleanup prepared by Planner Glenn Chalder.
3. Discussion and appropriate action regarding zoning regulations addressing recreational cannabis retailers
4. Report Regarding the Regional Planning Committee of the SCRCOG
5. Report of the Zoning Enforcement Officer
CORRESPONDENCE RECEIVED:
Consideration and appropriate action regarding correspondence received since the May 2, 2022, regular meeting of the Commission not related to items before the Commission:
1. Email with attachments from Chandra Prasad regarding PFOA and PFOS levels in the water around Amity Regional High School field

ANY OTHER BUSINESS, WHICH MAY LEGALLY COME BEFORE THE COMMISSION

APPROVAL OF MINUTES
Discussion and appropriate action regarding the following minutes:
- Regular Meeting on May 2, 2022
- Special Meeting on May 10, 2022

Respectfully submitted,

[Signature]
Kristine Sullivan, Staff
Dated

[Signature]
Office of the Town Clerk