



ZONING BOARD OF APPEALS
TOWN OF WOODBRIDGE
11 MEETINGHOUSE LANE
WOODBRIDGE, CONNECTICUT 06525

RECEIVED

NOV 03 2020

ZONING BOARD OF APPEALS
REGULAR MEETING OF NOVEMBER 9, 2020

TIME: _____
TOWN CLERK, WOODBRIDGE

Notice is hereby given of a Regular Meeting of the Woodbridge Zoning Board of Appeals on **Monday, November 9, 2020**, at 7:30 p.m. to be held via Webex.

- The documents related to the applications having public hearings this evening are available to be viewed at: <https://www.woodbridgect.org/220/Zoning-Board-ofAppeals>
- 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 permitted.

The agenda for the meeting will be as follows:

PUBLIC HEARINGS AND APPROPRIATE ACTION ON THE FOLLOWING APPLICATIONS:

1710 Litchfield Partners LLC regarding property located at 1710 Litchfield Turnpike to be occupied by New England Brewing Co. for the following variances:

1. A variance of 4.1, Table of General Bulk Regulations, Height, where a maximum building height of 45 feet is allowed in the DEV1 zone, where the regulations allow a maximum height of 45 feet, to allow a maximum height of 52 feet to construct a beer production facility with brew pub.
Relief required to accommodate large, specialized brewing equipment and vessels and adequate access to such equipment.
2. A variance of Section 4.2.C.2., Driveway Width, where a maximum driveway width of 18 feet is allowed across Layer 1 in a lot zoned DEV1, to allow a driveway width of 36 feet in Layer 1.
Relief required for safety; a two-way, 18-foot driveway would not be adequate for safe two-way circulation, particularly for trucks, and the main driveway will function more efficiently with left- and right-turn exit lanes.
3. A variance of Section 4.2.D.1., Parking Location, where no parking lot is allowed in Layers 1 and 2 in a lot zoned DEV1, to allow construction of a parking lot in Layers 1 and 2.
Relief is sought to align limit of proposed parking area with existing parking lot on abutting mixed-use property at 245 Amity Road. Parking location is proposed to be not less than nine feet off the street lot lines.
4. A variance of 4.7, Table of Signs Permitted in Dev1, Dev 2, BI, GB, GBA, and P Non-Residential Zones, where the maximum allowed sign size is one (1) square foot per 1,000 square feet of gross floor area, to allow a maximum wall sign size of 5.2 square feet per 1,000 square feet of gross floor area.
Relief is sought to allow wall-mounted signs to be legible to approaching vehicles and proportional in size to wall area of a large industrial building.

5. A variance of 4.7, Table of Signs Permitted in Dev1, Dev 2, BI, GB, GBA, and P Non-Residential Zones, where the maximum Freestanding Sign Quantity is one (1) on a lot, to allow two freestanding signs.

Relief is sought to allow freestanding signs on each of the lot's two street frontages for the benefit of approaching customers.

Ways to Participate in the Scheduled Public Hearing:

- Written comments from the public hearing can be submitted up until 8:30 am on Monday November 9, 2020 either via regular mail addressed to:
Woodbridge Zoning Board of Appeals
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=eeda41727c582f1889b269b7885cec473>
Event number: 173 051 9214
Event password: 38gQ9xveJ5g

Audio conference information
+1-408-418-9388
Event number: 173 051 9214
Event password: 38gQ9xveJ5g

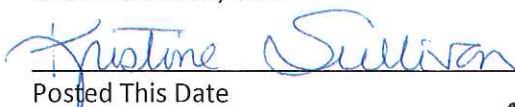
APPROVAL OF MINUTES

1. Minutes of October 13, 2020 Regular Meeting

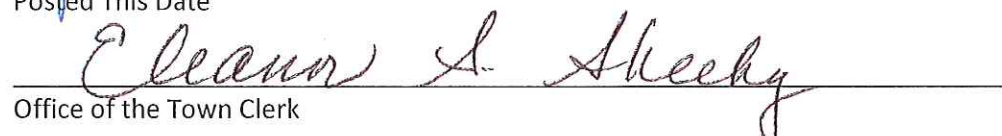
ANY OTHER BUSINESS, WHICH MAY COME BEFORE THE BOARD.

Respectfully submitted

Kristine Sullivan, Staff



Posted This Date



Office of the Town Clerk