



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

RECEIVED

OCT 28 2025

TIME: 3:21 PM
TOWN CLERK, WOODBRIDGE, CT.

TEL. (203) 389-3406

October 28, 2025

Kim Rioux, Town Clerk
Town of Woodbridge
11 Meetinghouse Lane
Woodbridge, CT 06525

Re: Proposed Amendment to Zoning Regulations

Dear Mrs. Rioux,

This letter is to serve as notification that the Woodbridge Town Plan and Zoning Commission (TPZ) will hold a public hearing in the Senior Café of the Center Building, 4 Meetinghouse Lane, Woodbridge, Connecticut, on Monday, January 5, 2026, beginning at 6:30 pm with respect to the attached amendments to the Town of Woodbridge Zoning Regulations proposed by the Commission regarding Opportunity Housing in the Residence A Zone.

As required by Connecticut General Statute 8.3.(a) this notice of the proposed zoning regulation amendments has been submitted to your office at least ten days before the January 5, 2026 hearing date on the proposed amendment.

Very truly yours,

Kristine Sullivan, Staff
Woodbridge Land Use Agencies

EXHIBIT A

Amend Table 3.4.E-2 Opportunity Housing Bulk Regulations as follows: Delete ~~strikethrough~~ and add underlined and **bold** language.

TABLE 3.4.E-2 – Opportunity Housing Bulk Regulations

ZONE USE	GBA	T3- D	T3- C	T3- BB	B	A	A (PWSW)
A. Maximum Density (Units per Acre)	15.0	15.0	15.0	15.0	15.0	18.0 15.0	n/a
B. Maximum Building Coverage	33.3%	50%	40%	30%	30%	15%	n/a
C. Maximum Lot Coverage (total impervious)	50%	75%	60%	45%	45%	30% 22.5%	n/a
MINIMUM SETBACKS							
D. Minimum Principal Building Setbacks (front/side/rear)	Same as the underlying zoning district						
E. Minimum Accessory Building Setbacks (front/side/rear)	Same as the underlying zoning district						
F. Parking Area Setbacks - Front	60' on Amity Rd 10' on other road- ways	10	10	20	30	50	n/a
G. Parking Area Setbacks – Side/Rear	5	4	6	10	15	15	n/a
MAXIMUM BUILDING HEIGHT							
H. Maximum Number of Stories (Excluding Cellar & Basement)	3	2.5	2.5	2.5	2.5	4.0 2.5	n/a

Amend Section 3.4.3.a to delete the last sentence in that section as shown with a ~~strikethrough~~.

3. Affordability Requirements –

- a. At a minimum, twenty percent (20%) of the units in a multi-family Opportunity Housing development, shall be deed restricted for at least forty (40) years as affordable units and at least half of those units shall be deed-restricted for sale or rental to a household earning (60%) of the median income or less and any other required affordable units shall be deed-restricted for sale or rental to a household earning eighty percent (80%) of median income or less utilizing the maximum household income, and maximum sale price or rental calculated in compliance with Connecticut General Statutes Section 8-30g and corresponding state regulations. ~~When located in a Residence A District, either twelve percent (12%) of the units in a multi-family Opportunity Housing development shall be deed restricted in accordance with the foregoing sentence, or twenty percent (20%) shall be deed restricted for sale or rental to a household earning eighty percent (80%) of the median income.~~

RECEIVED

OCT 28 2025

TIME: 3:21 PM
TOWN CLERK, WOODBRIDGE, CT.