

TOWN PLAN AND ZONING COMMISSION
TOWN OF WOODBRIDGE

CONTINUATION OF REGULAR MEETING OF JULY 6, 2020 ON MONDAY, JULY 13,
2020

A continuation of the regular meeting of the Town Plan and Zoning Commission (TPZ) commenced on Monday, July 6, 2020 via WebEx was commenced at 6:00 pm on Monday, July 13, 2020 by Chairman Rob Klee.

ROLL CALL

PRESENT: Robert Klee – Chairman, Andrew Skolnick and Paul Schatz
ALTERNATES: Jeff Kennedy and Yonatan Zamir
EXCUSED: Kathleen Wallace, Larry Greenberg and Chris Sorensen (alternate)
Zoning Enforcement Officer (ZEO) Kristine Sullivan also participated in the meeting.

PUBLIC HEARING

Amity Regional School District # 5: 25 Newton Road
Application for After the Fact Permit for Pool House

The public hearing on the subject application had been opened on Monday, July 6, 2020 and continued until this evening. Participating in the WebEx hearing on behalf of the application were Chris Hulk of Milone and MacBroom, Andrew Dyjack of Field Turf and Amity Regional District Superintendent Dr. Jennifer Byars.

Notice of the public hearing continuation had been posted on the Town Plan and Zoning page of the Town Website as required by Governor Lamont’s Executive Order # 7.1.19.c.

The Chair noted that several housekeeping items needed to be addressed relative to the public hearing which were addresses as follows:

1. Commissioner Skolnick affirmed and certified for the hearing record, that while he was not in attendance for the WebEx July 6, 2020 hearing proceedings, that he had reviewed all of the materials from that portion of the hearing.
2. Commissioner Zamir, who had been appointed to being a full Commission member following the resignation of Allen Lipson, noted that without thinking it through, that he had signed the petition that had been circulating regarding a 3-year moratorium on the construction of the artificial turf field with crumb rubber infill at Amity High School. Accordingly he believed that it was wise to recuse himself from participating and voting on the subject application.

Because the public hearing was being held via WebEx, hearing comments from the public had been limited to written comments. When the hearing had been continued on July 6th, the Commission had limited the receipt of any additional comments prior to the hearing continuation to those individuals who had not previously submitted comments. Comments for the hearing continuation could have been submitted up until 4 pm on Friday July 10, 2020.

The additional comments that were received were posted on the Town Plan and Zoning Page of the Town Website and forwarded to the members of the Commission and to the applicants.

The Chair then read the following correspondence that had not previously been entered into the hearing record into the record, with attachments to correspondence noted but not read directly into the record.

- Chandra Prasad, of 10 Deer Run Road, Woodbridge submitted the following series of emails with attachments as noted:
 - Email dated July 2, 2020 at 4:01 pm of which the “Comment” portion of the email read into the record and the following items noted as being attached:
 - Report entitled Synthetic Turf, Industry’s Claims Versus the Science, A Careful Analysis of Studies that Industry Uses to Justify Safety Claims, from the Environment & Human Health, Inc.
 - From Heliyon, an article entitled “Artificial-turf surfaces for sport and recreational activities: microbiota analysis and 16S sequencing signature of synthetic vs natural soccer fields”
 - Report entitled Artificial Turf, Exposures to Ground-Up Rubber Tires, Athletic Fields – Playgrounds – Gardening Mulch, from the Environment & Human Health, Inc.
 - Article dated Apr 18, 2018 from Environment and Human Health Inc.
 - Link from Springer Link to a document by Gaboury Benoit and Sara Demars published: 12 February 2018 entitled “Evaluation of Organic and Inorganic Compounds Extractable by Multiple Methods from Commercially Available Crumb Rubber”
 - Link to article by Benoit, G., Demars, S. entitled “Evaluation of Organic and Inorganic Compounds Extractable by Multiple Methods from Commercially Available Crumb Rubber”
 - Copy from Environment & Human Health, Inc. of “Artificial Turf: Chemical Analysis”
 - Links from Environment and Human Health, Inc. to Synthetic Turf Reports and News
 - Links from Environmental Health eJournal regarding “synthetic Turf: Exposures to Ground Up Rubber Tires on Athletic Fields and Playgrounds
 - Summary of Research Assessing the Impacts of Artificial turf Annotated Bibliography – Dr. Christi Davis for SHFPC updated 12/15/2016
 - Copy marked “DRAFT” from the Safe Healthy Playing Fields Coalition – White Paper, January 2017 entitled “ Artificial Turf Fields Cannot be Considered Safe for Children and Should be Removed from Contact with Children
 - Copy from the Icahn School of Medicine at Mount Sinai, “Testimony dated February 26, 2018 in support of House Bill 5188, an Act Establishing a Moratorium on the Use of Recycled Tire Rubber at Municipal and Public School Playgrounds”
 - Email dated July 2, 2020 at 4:35 pm with attached 214 confirmed petition-signers from Woodbridge, Bethany and Orange who support a 3-year moratorium on the construction of the artificial turf field with crumb rubber infill at Amity HS.
 - Email dated Sat 7/4. at 6:28 pm with the following attachments:

- Article from the Toxics Use Reduction Institute (TURI) entitled Per-and Poly-fluoroalkyl Substances (PFAS) in Artificial Turf Carpet
 - Copy of the PFAS Action Plan by the Connecticut Interagency PFAS Task Force, dated November 1, 2019, initiated by Governor Ned Lamont and Led by the Department of Public Health & Department of Energy and Environmental Protection
 - Copy of an article by David Abel dated October 9, 2019 entitled Toxic Chemicals are Found in Blades of Artificial Turf
 - Copy from the Sustainable Sharon Coalition (SHS) of a presentation by Debbie Tatro, PhD, Univ. of Michigan entitled SHS Artificial Turf: Environmental & Health Concerns
 - Email dated 7/6/2020 at 3:55 pm of VERIFIED petition-signers from Woodbridge (with a few from Orange and Bethany)
- Donna Schuster, Woodbridge submitted the following series of emails with attachments as noted:
 - Email dated July 2, 2020 at 4:07 PM with attachments:
 - Copy from the Icahn School of Medicine at Mount Sinai, “Testimony dated February 26, 2018 in support of House Bill 5188, an act Establishing a Moratorium on the Use of Recycled Tire Rubber at Municipal and Public School Playgrounds”
 - Copy of a letter dated December 19, 2019 from Robert Wright, Director Mount Sinai Children’s Environmental Health Center and Sarah Evans Department of Environmental Medicine and Public Health Icahn School of Medicine at Mount Sinai to Peg Arguimbau, Conservation Commission Chair (sic Sharon Massachusetts)
 - Copy of a Position statement of Mount Sinai on Turf from Sarah Evans dated 2/19/2019
 - Copy of “Testimony dated February 26, 2018 in support of House Bill 5188, an Act Establishing a Moratorium on the Use of Recycled Tire Rubber at Municipal and Public School Playgrounds”
 - Email dated July 2, 2020 at 4:21 PM with links to:
 - 2017-03-16 12.02 Sustainability Essentials Webinar – What’s it made of Initiative
 - GORE completes elimination of PFOA from raw material of its functional fabrics
 - More Major Retailers are Saying Forever Chemicals No More” – Sustainable Brands
 - Europeans Aim to Phase Out Toxic PFAS chemicals by 2030
 - Email dated July 2, 2020 at 4:26 PM with links to:
 - Safe Healthy Playing Fields
 - The Health Hazards of Artificial Crumb Rubber Playing Fields – You Tube
 - Tire Particulate Synthetic Turf and Children – Dr. Stuart Shalat/SHPFC – You Tube
 - Email dated July 2, 2020 at 4:27 PM with links to:

- [2017-03-16 12.02 Sustainability Essentials Webinar – What’s it made of Initiative](#)
- [GORE completes elimination of PFOA from raw material of its functional fabrics](#)
- [More Major Retailers are Saying Forever chemicals No More” – Sustainable Brands](#)
- [Europeans Aim to Phase Out Toxic PFAS chemicals by 2030](#)
- Email dated July 2, 2020 at 4:28 PM with links to:
 - [Safe Healthy Playing Fields](#)
 - [The Health Hazards of Artificial Crumb Rubber Playing Fields – You Tube](#)
 - [Tire Particulate Synthetic Turf and Children – Dr. Stuart Shalat/SHPFC – You Tube](#)
- Email dated July 2, 2020 at 4:28 PM with links to:
 - [Environmental Factor – March 2019: PFAS – a problem in North Carolina drinking water](#)
 - [The \(Artificial\) Grass is Not Greener / Ecology Center](#)
 - [New Studies Show PFAS in Artificial Grass Blades and Backing / Children’s Health Initiative / EWG](#)
 - [New Health Concerns Over Synthetic Play Fields / DCReport.org](#)
- Email dated July 2, 2020 at 4:29 PM with links to:
 - [Environmental Factor – March 2019: PFAS – a problem in North Carolina drinking water](#)
 - [New Studies Show PFAS in Artificial Grass Blades and Backing / Children’s Health Initiative / EWG](#)
 - [New Health Concerns Over Synthetic Play Fields / DCReport.org](#)
- Email dated July 2, 2020 at 4:30 PM with written statement (statement read into record in its entirety)
- Email dated July 2, 2020 at 4:43 PM with:
 - Links regarding FieldTurf Lawsuits
 - Copy of a letter dated May 13, 2020 to the Sharon Conservation Commission Members from Debbie Tatro, Board Member Sustainable Sharon Coalition
- Email dated July 2, 2020 at 4:44 PM with links to:
 - Toxic PFAS Chemicals Found in Artificial Turf
 - Artificial Turfgrass Contains Toxic PFAS Chemicals /Environmental Pollution Centers
 - Testing Reveals PFAS in PHS Daubney Field
 - Easton alerts residents about chemicals in water supply – News – The Enterprise, Brockton, MA
 - Copy of an article from Environment and Ecology Research, article entitled PIXE Analysis of Synthetic Turf
 - Copy of [Field Turf Maintenance Guidelines](#)
 - Copy of information on FieldTurf XM6
 - Copy of a flyer by ActGlobal on Why UV Protection Matters in Artificial Turf
- Email dated July 2, 2020 at 4:44 PM with:

- A link to FieldTurf Lawsuits
 - An article entitled Fieldturf launches Fire-Retardant Infill and Fiber Synthetic Turf Components
- Email dated July 2, 2020 at 4:45 PM with:
 - Dates sheets from 3M #'s FX 5911 and FX 9613
- Email dated July 2, 2020 at 4:46 PM with copies of:
 - Analysis Report dated 07/31/2019 of OA Field – Synthetic Turf
 - Testing Results for SprintTurf Synthetic Turf Fibers dated October 18, 2019 by RTI Laboratories, Inc.
 - Testing Results for SprintTurf Synthetic Turf Backing dated November 12, 2019 by RTI Laboratories, Inc.
 - FieldTurf Synthetic Turf Capet PFAS Testing Results dated November 25, 2019
 - Copy from the Sustainable Sharon Coalition (SHS) of a presentation by Debbie Tatro, PhD, Univ. of Michigan entitled SHS Artificial Turf: Environmental & Health Concerns
 - Copy of a letter dated December 19, 2019 from Robert Wright, Director Mount Sinai Children’s Environmental Health Center and Sarah Evans Department of Environmental Medicine and Public Health Icahn School of Medicine at Mount Sinai to Peg Arguimbau, Conservation Commission Chair (sic Sharon, Massachusetts)
 - Copy of a letter dated May 13, 2020 to the Sharon Conservation Commission Members from Debbie Tatro, Board Member Sustainable Sharon Coalition
- Email dated July 2, 2020 at 4:47 pm with:
 - Copy marked “DRAFT” from the Safe Healthy Playing Fields Coalition – White Paper, January 2017 entitled Artificial Turf Fields Cannot be Considered Safe for Children and Should be Removed from Contact with Children
 - Summary of Research Assessing the Impacts of Artificial Turf Annotated Bibliography – Dr. Christi Davis for SHFPC updated 12/15/2016
- Email dated July 2, 2020 at 4:51pm with:
 - Link to PFAS Action Plan – Connecticut
 - Link to Turf / Environment & Human Health, Inc.
 - Link to Toxic PFAS Chemicals Found in Artificial Turf
 - Link to Learn about PFAS chemicals / ATSDR
 - Link to More Major Retailers Are Saying “Forever Chemicals No More” – Sustainable Brands
 - Link to GORE completes elimination of PFOA from raw material of its functional fabric / GORE-TEX Brand
 - Copy of FieldTurf Maintenance Guidelines
 - Article from the Toxics Use Reduction Institute (TURI) entitled Athletic Playing Fields and Artificial Turf: Considerations for Municipalities and Institutions
 - Article from the Toxics Use Reduction Institute (TURI) entitled Natural grass Playing Field Case Study: Springfield, MA

- Article from the Toxics Use Reduction Institute (TURI) entitled Per- and Poly-fluoroalkyl substances (PFAS) in Artificial Turf Carpet
- Article dated September 2016 from the Toxics Use Reduction Institute (TURI) on Sports Turf Alternatives Assessment: Preliminary Results COST ANALYSIS
- Article from FieldTurf entitled FieldTurf launches Fire-Retardant Infill and Fiber Synthetic Turf Components
- Article from Rotterdam Netherlands entitled Court pronounces conviction for contamination by rubber granules on sports fields
- Summary of Research Assessing the Impacts of Artificial Turf Annotated Bibliography – Dr. Christi Davis for SHFPC updated 12/15/2016
- A copy of Artificial Turf, Exposures to Ground-Up Rubber Tires, Athletic Fields – Playgrounds – Gardening Mulch, by Environment and Human Health, Inc.
- A copy of the power point presentation on the Amity Regional School District # 5 Athletic Facilities Improvements 2019
- A copy of a the proposal dated December 8, 2019 from Field Turf to the Amity High School
- A copy of the purchase order dated 12/11/2019 by the Amity Regional High School District No. 5 to FieldTurf
- Email dated July 2, 2020 at 4:52 PM with:
 - Link to SCC Opposes Plastic Turf Field – Sustainable Sharon Coalition
 - Copy of Article X: Three-year Artificial Turf Moratorium: Toxins, Prohibitive cost, and Plastic Pollution
 - Copy from the Sustainable Sharon Coalition (SHS) of a presentation by Debbie Tatro, PhD, Univ. of Michigan entitled SHS Artificial Turf: Environmental & Health Concerns
 - Copy of an article from ELSEVIER of an article entitled Chemosphere
 - Copy of a letter dated April 12, 2020 to the Sharon Conservation Commission from Sharon residents and lakefront property owners.
- Email dated July 2, 2020 at 4:53 PM with:
 - Link to Questions raised about MVRHS field project – The Martha’s Vineyard Times
 - Link to Artificial Turf May Equal Real Litigation – the Martha’s Vineyard Times
- Email dated July 2, 2020 at 4:53 PM with:
 - Link to EPA Fumbles Artificial Turf Science – PEER.org
- Email dated July 6, 2020 at 1:26 pm with:
 - Letter dated July 6, 2019 (sic) from Helen Poynton Associate Professor UMass Boston to the TPZ. This was read into the record except for the attached references.
- Email dated July 6, 2020 at 3:20 PM with:
 - Letter dated July 6, 2020 from Donna Schusteronn (sic) regarding the Special Exception Permit requested by the Amity High School

- Article from the Toxics Use Reduction Institute (TURI) entitled Per- and Poly-fluoroalkyl substances (PFAS) in Artificial Turf Carpet
- Sarah Jane Compton, 61 Newton Road, Woodbridge
- Debbie Davis, 335 Smith Farm Road, Orange
- Laurella Marin
- Eric Carlson
- Joanna Cooper
- Joyce Arnold, Woodbridge
- Andrea Weinstein and Benjamin Silver, 11 Cross Hollow Road, Woodbridge

The Chair noted that that was the end of public comment received for the hearing record and called a five minute recess.

When the hearing resumed, Chris Hulk, Project Engineer with Milone and MacBroom, Andrew Dyjack, Regional Vice President of FieldTurf and Dr. Jennifer Byars, Superintendent Regional School District No. 5, responded to the comments that had been received on behalf of the Regional School District. In the course of their response they read into the hearing record the following letters that had been submitted for the hearing record, distributed to Commission members and posted on the TPZ page of the Town Website:

- Comments dated July 10, 2020 from Regional School District No. 5 Superintendent Dr. Jennifer Byars
- Letter dated July 10, 2020 from Darren Gill, Senior vice-President of Marketing and Innovation, FieldTurf with the following attachments:
 - Copy of a statement dated October 25, 2019 from Darren Gill, Senior Vice-President of Marketing & Innovation, FieldTurf, to verify that (the FieldTurf) products do not contain these (trace amounts of PFAS chemicals)
 - Copy of Field Turf Synthetic Turf Carpet PFAS Testing Results dated November 25, 2019 from David Teter, PhD, PE, Principal Engineer David Teter Consulting*
 - Copy of a letter dated January 20, 2015, with referenced video clip, from Brian Toal and Gary Ginsberg ~ Environmental and Occupational Health Assessment, State of Connecticut Department of Public Health, to Local Health Departments and Districts regarding “Recent News Concerning Artificial Turf Fields”*
*Referenced not read verbatim

Chris Hulk noted:

- Turf field are hotter in the full sun, but the CoolMax product would minimize the temperature increase
- Sports trainers would be monitor the temperature of the turf for the safety of the athletes.
- PFAS are not used in the manufacturing process of the turf.
- Currently storm water moves laterally through the field. With the new field, the storm water would go down through the infill to the voids in the stone base. The drainage has been reviewed by the Regional Water Authority and the Commission’s Consulting Engineer, Criscuolo Engineering.

- For the project five to six thousand cubic yards of material would be removed from the site. Three thousand yards of material would be brought in and in addition three hundred to five hundred yards of stone for the field base.
- Crumb rubber infill in a five gallon bucket might have to be used in the goal areas to replace infill that is lost.
- The sediment and erosion control plan is subject to review by the Commission
- The outdoor lighting would be an updated LED system

Andrew Dyjack of FieldTurf noted:

- The silicone sand at the bottom of the turf field and the CoolMax lay would cap the crumb rubber layer.
- Relative to leaching from the crumb rubber, the state of New York tested rain water going into and leaving turf fields and found it to be as clean or cleaner when exiting.
- The turf made by FieldTurf does not use PFAS as a lubricant in the production process which is different than some other turf manufacturers.
- There have been no causative links found between turf and cancer.

Dr. Jennifer Byars noted:

- That except for Athletics, the School District provides excellent facilities for Academics and the arts.
- The field and track has been in place for over 30 years.
- Replacement of the field and track is for student athlete safety.
- FieldTurf is a State of Connecticut approved vender.
- The students already practice on synthetic fields
- The project has been in the public view. In March 2019 the proposal went before the Boards of Finance, and then to a general meeting. In September and October 2019 there were eleven public presentations, flyers and posting on the District website. On November 4, 2019 the Commission acted affirmatively on a Connecticut General Statute Section 8-24 review. The District approved the project through a two question referendum.

Questions by Commission members included:

Q: Was a formal request for a moratorium submitted.

A: No ~ just the lists of who signed.

Q: When would the project start?

A: Immediately. It would take three to four months to complete.

Q: The tire material would be covered.

A: Yes it would be the middle layer of the field topped by the Cool Play layer and silicone sand beneath. The size of the granules would keep it in place.

Q: Who would be the contractors?

A: Liberty landscaping would do the excavation and stone installation. FieldTurf would install the turf itself.

Q: Where is FieldTurf made?

A: The fibers are extruded in Germany and the field is made in the United States. Corporate offices are in Canada

Q: What is the status of the bill referenced by Beth Heller?

A: It died May 6th

Q: No PFAS are used as lubricants to make the turf

A: FieldTurf uses a water based lubricant. A third party engineer tested and the grass is PFAS free.

Q: Is there sufficient time to complete the project.

A: The track can be coated in the fall or spring. The field can be done, the lights in and the track poured so there would not be a delay in the field being used by the beginning or end of November.

Q: Would any of the other fields use rubber.

A: The base of the existing track is asphalt with ground rubber on top. The new track would be coated.

Q. Would FieldTurf provide a warranty that the turf would not use PFAS?

A. There would be no issue providing a warranty.

Q: If the Environmental Protection Agency (EPA) changes its test requirements would those new requirements be tested to.

A: Yes

Q: Are any other fields locally using the turf.

A: Yes, the University of Georgia and Central Connecticut State University. Between 800 and 900 turf fields have been installed. The Amity District is the only in its class that does not have an artificial turf field.

Q: In the presentation it was noted that the existing floods when it rains. This system has filtration. Where and what would testing be done.

A: Currently there are two yard drains. In the north west corner storm water is discharged to a piped storm system. On the southwest there is a yard drain which goes into the wetlands. Storm water would go through the infill to the stone base before it gets to an outlet. Testing data from Massachusetts could be provided.

Q: The lights to be installed would be much more directed?

A: Currently there are no visors so there is "spilling". The new system would be an LED system which each LED diode having its own visor. The spill would be cut by 50 ~ 75%. The cost to operate the system would go down. The new system would light the field and not the wetlands. The number of night games would not be increased.

Q: It was said that CT HB550 was dead what happens to the project if a band goes into effect.

A: The project would be grandfathered. To date none of the (related) bills have made it out of subcommittee.

There being no further questions or comments the Commission acted to close the hearing as follows:

Motion to close the public hearing at 8:35 pm on Monday, July 13, 2020 on the application by Amity School District # 5 for Excavation, Removal, Filling, Grading and Processing of Earth Products related to the replacement of the Stadium Field.

Motion by: Paul Schatz

Seconded by: Andrew Skolnick

Aye: Rob Klee, Paul Schatz, Andrew Skolnick and Jeff Kennedy

Nay: No one

Recused: Yonatin Zamir

Unanimous approval

Commission members then discussed the application. In discussion:

- It was noted that the Commission should not exceed the scope of its authority particularly when the project has been approved by the elected Board of Education and furthermore was approved by Referendum
- It was noted that the application had been heavily vetted with legitimate concerns raised.
- Discussed if it was within the purview of the Commission to ask that the (product) warranty include that chemicals (PFAS and PFOS) where not part of the lubricants to be used as represented in the letter of October 25, 2019 where it was represented by Darren Gill that the turf products were free of PFAS.

At the conclusion of discussion the Commission acted on the Special Exception Application as follows (Note: Application material and standard permit condition references added by staff)

Motion to approve the application by Amity Regional School District 5 submitted relative to the reconstruction of the existing track and field at Amity High School, 25 Newton Road, as required by Section 3.3.N of the Zoning Regulations for the Town of Woodbridge (the Regulations) for “Excavation, Removal, Filling, Grading and Processing of Earth Products”. The approval is based on the plans prepared by Milone and MacBroom, entitled and dated as follows:

- **Amity High School Track and Field Reconstruction, 25 Newton Road, Woodbridge, Connecticut, IWA Submission”, dated March 12, 2020;**
- **Existing Conditions, Amity High School Track and Field Reconstruction, 25 Newton Road, Woodbridge, Connecticut”, Sheet EX, dated March 12, 2020;**
- **Site Plan - Layout, Amity High School Track and Field Reconstruction, 25 Newton Road, Woodbridge, Connecticut”, Sheet LA, dated March 12, 2020;**
- **Site Plan - Grading, Amity High School Track and Field Reconstruction, 25 Newton Road, Woodbridge, Connecticut”, Sheet GR, dated March 12, 2020;**
- **Site Plan - Utilities, Amity High School Track and Field Reconstruction, 25 Newton Road, Woodbridge, Connecticut”, Sheet UT, dated March 12, 2020;**

- **Bleacher Site Development Plan, Amity High School Track and Field Reconstruction, 25 Newton Road, Woodbridge, Connecticut”, Sheet BP, dated March 12, 2020;**
- **Sediment and Erosion Control Plan, Amity High School Track and Field Reconstruction, 25 Newton Road, Woodbridge, Connecticut”, Sheet SE-1, dated March 12, 2020;**
- **Sediment and Erosion Control Details and Specifications, Amity High School Track and Field Reconstruction, 25 Newton Road, Woodbridge, Connecticut”, Sheet SE-2, dated March 12, 2020;**
- **Site Details, Amity High School Track and Field Reconstruction, 25 Newton Road, Woodbridge, Connecticut”, Sheet SD-1, dated March 12, 2020;**
- **Site Details, Amity High School Track and Field Reconstruction, 25 Newton Road, Woodbridge, Connecticut”, Sheet SD-2, dated March 12, 2020; and**
- **Site Details, Amity High School Track and Field Reconstruction, 25 Newton Road, Woodbridge, Connecticut”, Sheet SD-3, dated March 12, 2020.**

The approval is also based on the Memo from Chris E. Hulk, PE Lead Project Engineer, Milone & MacBroom, Inc. regarding the Hydrologic Analysis of the Amity Regional High School District 5 Track and Field Improvements, Woodbridge, Connecticut, dated March 20, 2020.

This approval is subject to the condition that any existing warranty between the Amity Regional School District 5 Board of Education and Field Turf shall memorialize the guarantee in the letter dated October 25, 2019 from Darren Gill Senior Vice-President of Marketing & Innovation of Field Turf that states: We are aware of media reports around the potential presence of trace amounts of PFAS chemicals in some artificial turf fields. In light of these reports, we have worked closely with our supplier of artificial turf filaments to verify that our products do not contain those chemicals. Our supplier has confirmed that their products are free of PFAS, PFOS and fluorine. We care deeply about the safety of our surfaces and those who use them and we will continue to vigilantly monitor our products to ensure that they remain free of these substances.

As provided by Section 3.3.N.8. (b) of the Regulations, this permit approval shall expire one (1) year from the date of this approval on July 6, 2021. No operations are permitted after the permit expires. Subject to Section 3.3.N.8. (c) of the Regulations, the Commission may, renew the Permit for one (1) additional year.

**Motion by: Andrew Skolnick
 Seconded by: Paul Schatz
 Aye: Rob Klee, Paul Schatz, Andrew Skolnick and Jeff Kennedy
 Nay: No one
 Recused: Yonatin Zamir
 Unanimous approval**

The Commission members then acted on other components of the project as follows:

Motion to approve the Sediment and Erosion Controls for the Amity Regional School District 5 project of the reconstruction of the existing track and field at Amity High School, 25 Newton Road, as required by Section 5.5 of the Zoning Regulations for the Town of Woodbridge (the Regulations). The approval is based on the plans prepared by Milone and MacBroom, entitled and dated as follows:

- **Sediment and Erosion Control Plan, Amity High School Track and Field Reconstruction, 25 Newton Road, Woodbridge, Connecticut”, Sheet SE-1, dated March 12, 2020;**
- **Sediment and Erosion Control Details and Specifications, Amity High School Track and Field Reconstruction, 25 Newton Road, Woodbridge, Connecticut”, Sheet SE-2, dated March 12, 2020**

The Sediment and Erosion Control approval is subject to:

- **Compliance with the standards set forth in Section 5.5.D of the Regulations.**
- **The submission of reports from the project contractor assuring the effective installation and proper maintenance of the sediment and erosion controls.**

Motion by: Andrew Skolnick

Seconded by: Jeff Kennedy

Aye: Rob Klee, Paul Schatz, Andrew Skolnick and Jeff Kennedy

Nay: No one

Recused: Yonatin Zamir

Unanimous approval

Motion to approve the Outdoor Lighting Plan for the Amity Regional School District 5 project of the reconstruction of the existing track and field at Amity High School, 25 Newton Road, as required by Section 5.15 of the Zoning Regulations for the Town of Woodbridge (the Regulations) due to the replacement of the existing field lighting system. The approval is based on the plan prepared by Milone and MacBroom, entitled “Existing Light Level Readings, Amity High School Track and Field Reconstruction, 25 Newton Road, Woodbridge, Connecticut”, dated February 20, 2020; and the Illumination Summary prepared by Musco Lighting, LLC entitled “Amity Regional High School Soccer, Woodbridge, CT”, Sheets 1 – 8 for the individual grids of: Football, Soccer, Lacrosse, Track, Zero Grid, Bleacher Home, and Bleacher Away, all dated 17-Feb-20.

The approval is made because the new lighting system, as represented, will result in substantially less light spillage off the facility

Motion by: Andrew Skolnick

Seconded by: Jeff Kennedy

Aye: Rob Klee, Paul Schatz, Andrew Skolnick and Jeff Kennedy

Nay: No one
Recused: Yonatin Zamir
Unanimous approval

ENFORCEMENT OFFICERS REPORT

ZEO Sullivan noted that relative the Zoning Regulations that became effective last July, that a question had arisen regarding Section 5.17.A(4)(c) which provides that stacking of parking spaces for single family homes is permitted. She had been contacted by a developer that would like to take down a single family home in the Residence T3-D Zone, split the parcel into two conforming lots and then build a duplex on each lot. Under the foregoing regulations, stacked parking would not be allow for the duplexes. It was the consensus of the Commission to add that topic to the list of items in the Regulations that need to be reviewed by the Commission.

There was also a brief discussion about changes to the Regulations that would need to be made if the Brewery relocates to the parcel on the south side of Bradley Road which had previously been approved as part of Active Adult Planned Development (AAPD) and the parcel on the northern side was still developed as an AAPD.

MINUTES

***** Schatz moved to approve the minutes of the regular meeting of the Commission on May 4, 2020 as submitted.**

***** Skolnick seconded**

***** In favor: Klee, Skolnick, Schatz, Zamir and Kennedy**

***** Opposed: No One**

***** Recused: No One**

***** Abstained: No One**

Approved 5-0 vote

MEETING ADJOURNMENT

***** Schatz moved to adjourn the continuation of the regular meeting of the Commission of July 6, 2020 at 9:09 pm and continue said meeting on Monday, July 13, 2020 at 6 pm via WebEx**

***** Skolnick seconded**

***** In favor: Klee, Skolnick, Schatz, Zamir and Kennedy**

***** Opposed: No One**

***** Recused: No One**

***** Abstained: No One**

Approved 5-0 vote

Respectfully submitted,

Kristine Sullivan, Acting Recording Secretary