

**APPROVED**

**MINUTES**

**WOODBRIDGE TOWN PLAN AND ZONING COMMISSION**

**REGULAR MEETING OF JANUARY 5, 2026**

A regular meeting of the Woodbridge Town Plan and Zoning Commission was held on January 5, 2026, in the Senior Café of the Center Building, 4 Meetinghouse Lane, Woodbridge, Connecticut, attended by:

Members: Jeff Kennedy ~ Chairman, Andrew Skolnick, Aaron Hoffmann, Ben Cherry, Paul Schatz and Jim Horowitz

Alternates: Kathy Hunter, and Robert Wiznia

Zoning Enforcement Officer (ZEO) Kristine Sullivan was also in attendance.

There is a vacant alternate position on the Commission. Chairman Kennedy called the meeting to order at 6:35 pm.

Because all of the full members were present for the meeting, no alternates needed to be seated.

**PUBLIC HEARING**

**Amendments to the Zoning Regulations for the Town of Woodbridge proposed by the TPZ in Section 3.2, regarding Opportunity Housing in the Residence A Zone, to revert back to the language in that section that had been in place in November 2024.**

The Chairman opened the public hearing and noted that the following items had been submitted for the hearing record:

1. Comments dated November 12, 2025, from the Naugatuck Valley Council of Governments
2. Comments dated December 12, 2025, from the Regional Planning Commission of the South Central Regional Council of Governments
3. Email dated December 30, 2025, from Cheryl Weber, 19 Hickory Lane, Woodbridge
4. Email dated December 30, 2025, from Lynne Drazen
5. Email dated December 31, 2025, from Mike Burns, Kate and Mike's Naturally Grown, 44 Newton Road, Woodbridge
6. Email dated December 31, 2025, from B. Patrick Madden, 258 Newton Road, Woodbridge
7. Email dated December 31, 2025, from Dave Rifkin, 1249 Racebrook Road, Woodbridge
8. Email dated January 1, 2026, from Matthew J. Cosciello
9. Email dated January 1, 2026, from Rosyln Chosak
10. Email dated January 2, 2026, from Lynne Drazen
11. Emailed letter dated January 2, 2026, from Cathy Wick with 18 page attachment of the application to amend the Town of Woodbridge Zoning Regulations submitted May 2025 by Stephen Mason
12. Email dated January 4, 2026, from Matthew Russ, 14 Cornfield Lane, Woodbridge

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13. Email dated January 3, 2026, from William Barbieri, 16 Hillcrest Drive, Woodbridge
14. Email dated January 4, 2026, from Dave Conelias, 5 Chestnut Lane, Woodbridge
15. Email dated January 4, 2026, from Elizabeth McVeety, 60 Dogwood Circle, Woodbridge
16. Email dated January 5, 2026, from James McVeety, 60 Dogwood Circle, Woodbridge
17. Email dated January 5, 2026, from Kenneth D. Colabella, 895 Baldwin Road, Woodbridge
18. Email dated January 5, 2026, from Andrew L. Colabella, 895 Baldwin Road, Woodbridge
19. Email dated January 5, 2026, from Gary H. Wikfors, 104 Seymour Road
20. Email dated January 5, 2026, from Nancy Clark, 46 Rimmon Road, with attached letter dated January 5, 2026
21. Email dated January 5, 2026, from J. DeMayo, 28 Dogwood Circle, Woodbridge
22. Email dated January 5, 2026, from Jean DeMayo, 28 Dogwood Circle, Woodbridge
23. Email dated January 5, 2026, from Brett Calistro, 838 Fountain Street, Woodbridge
24. Email dated January 5, 2026, from Elizabeth Wikfors
25. Letter dated January 5, 2026, from Cindy Gibbons, 237 Peck Hill Road

The Chairman then reviewed the guidelines for making public comment for the public hearing record and opened the public hearing to public comment. The following members of the public spoke at this time.

- **Stephen Mason: 815 Fountain Street**
- **Robert George: 3 Burnt Swamp Road**
- **David Vogel: 1108 Johnson Road**
- **Amey Marella: 184 Rimmon Road**
- **Bronwyn Lewandowski: 811 Fountain Street**
- **Cynthia Gibbons: 257 Peck Hill Road**
- **Cathy Wick: 181 Rimmon Road**
- **Adam Lewandowski: 811 Fountain Street**
- **Diana McCarthy-Bercury: 18 Ranch Road**
- **Peter Morgan: 52 Rimmon Road**

The Chairman noted at this time that the CGS 8-30g application to construct a multifamily housing development had not yet been submitted to the TPZ, and if submitted, would not be subject to the Zoning Regulations. He also noted that at 8:30, that there would be a brief recess in the evening's proceedings.

- **David Aversa: 7 Westward Road**
- **Daniel Robinson: 33 Humphrey Street, New Haven**
- **Miles Lasater : New Haven**
- **Liu Songnian: 47 Hallsey Lane**

- Rob Rosareo: 6 Westward Road
- Michael Broderick: 5 Old Still Road/1736 Litchfield Tpke
- Jesse Cedarbaum: 16 Barnabas Road
- Robert Hill: 68 Acorn Hill Rd
- Bonnie Blake: 64 Beecher Road
- McKenzie Granata: 124 North Racebrook
- Jessie Palumbo: 33 Landin Street
- Liz Chicos: 26 Richard Sweet Drive
- Penelope Tambis: 76 Newton Road
- Matt Giglietti: 14 Brightwood Drive
- John Hogan: 549 Amity Road
- Adrianna Micci-Smith: 17 Ansonia Road
- Andrea Urbano: 115 Sperry Road
- Debby Pines : 50 Hickory Road
- David Lober: 35 Wepawaug Road
- Margaret Anderson: 87 Center Road

The following motion to close the public hearing was then acted on.

\*\*\* Schatz moved to close the public hearing at 8:24.

\*\*\* Hoffmann seconded

\*\*\* In Favor: Kennedy, Hoffmann, Cherry, Horwitz, Schatz, and Skolnick,

\*\*\* Opposed: No One

\*\*\* Recused: No One

\*\*\* Abstained: No One

**Unanimous vote of approval.**

At this time in the meeting, the Chairman called a brief recess.

The Chairman called the meeting back into order at 8:38 pm.

### **NEW BUSINESS**

The Chairman noted that there was no new business to come before the Commission.

### **WORK SESSION**

1. **Amendments to the Zoning Regulations for the Town of Woodbridge proposed by the TPZ in Section 3.2, regarding Opportunity Housing in the Residence A Zone, to revert back to the language in that section that had been in place in November 2024.**

The Chairman noted that the public hearing on the amendments to the Zoning Regulations proposed by the Commission had been closed and there would be no further input from the public.

\*\*\* **Kennedy moved to adopt the amendments to the Zoning Regulations for the Town of Woodbridge proposed by the TPZ in Section 3.2, regarding Opportunity Housing in the Residence A Zone, to revert back to the language in that section that had been in place in November 2024.**

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\*\*\* **Schatz seconded**

Commission members, Town Counsel Nicholas Bamonte and staff planning consultant Michael D'Amato then had a lengthy discussion of the proposed amendments during which it was noted:

- The original “December 2, 2024” Zoning Amendments had been adopted in an attempt to move the town forward with meeting state housing development, and serve as an impetus to jump start development, since no housing had been built since the opportunity housing regulations had first been adopted in 2020.
- The town has a limited number of housing units that meet the State’s definition of “affordable”.
- There is a difference between affordable housing with a capital “A”, which is housing deemed affordable under State Statute which must be deed restricted and counts towards the 10% of housing stock that exempts municipalities from CGS 8-30g applications, and affordable housing with a small “a”, which is not deed restricted but in terms of cost is “affordable”.
- To be able to have a four year moratorium on CGS 8-30g applications, a municipality must increase its housing stock which meets the State definition of affordable by 1.5%.
- The feasibility and process for declaring a moratorium on opportunity housing applications.
- Development cannot be “forced”.
- There are options for housing development from both non-profit and private developers.

At the conclusion of their discussion, the Commission members voted as follows on the motion

\*\*\* **In Favor: Kennedy, Hoffmann, Cherry, Horwitz, Schatz, and Skolnick,**

\*\*\* **Opposed: No One**

\*\*\* **Recused: No One**

\*\*\* **Abstained: No One**

**Unanimous vote of approval.**

Commissioners, by consensus, Then agreed to an effective date of the amendments as January 19, 2026.

The Chairman then asked that the February agenda of the TPZ, include discussion with Town Counsel Nicholas Bamonte and Staff Planning consultant Michael D'Amato about what the opportunity housing section of the regulations should realistically look like, and what changes to the regulations are needed to address the requirements of HB 8002.

**2. Report Regarding the Regional Planning Commission of the SCRCOG**

Commissioner Skolnick noted that he had previously emailed the agenda for December 11, 2025, meeting of the Regional Planning Commission of the South Central Regional Council of Governments to all the Commission members.

He also noted that a new representative to the Regional Planning Commission (RPC) would need to be selected by the Commission because his term on the Commission

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was ending. The Chairman thanked Commissioner Skolnick for his extra service in serving on the RPC on behalf of the Commission.

### **3. Report Regarding the Housing Committee**

Commissioner Hunter reported:

- That the training session on Affordable/Fair Housing by Attorney Mark Branse held on December 4, 2025, is available for TPZ members to watch.
- The American Planning Association is having a training session on January 22, 2026, at the Marriot in Hartford from 8:30 ~ 12:30.
- Shared an implementation chart for HB 8002 (aka Special Session Public Act # 25-1).

Commissioner Hunter also noted that it had been an honor to serve on this commission. She added that she wanted to leave the commission with the thought from Attorney Dwight Mariam who spoke about the profound responsibility that the Commission members have as being the voice for the voiceless, those who do not attend public hearings but are the ones that are most impacted by decisions the Commission makes including individuals and families that are um in need of housing options and particularly affordable housing since in Woodbridge there are more than 340 households that are one paycheck away from instability. She added she wanted to acknowledge former chair Rob Klee because he really was an inspiration for her and had led the commission through some challenging applications and that he should be recognized for his leadership

- **Report of the Zoning Enforcement Officer**

CEO Sullivan had nothing new to report.

### **CORRESPONDENCE**

Nothing new had been received.

### **MINUTES**

No action regarding approval of minutes was taken this evening.

### **MEETING ADJOURNMENT**

\*\*\* Schatz moved to adjourn the meeting at 9:29 pm

\*\*\* Hoffman seconded

\*\*\* In Favor: Kennedy, Hoffmann, Skolnick, Horwitz, Cherry, and Schatz

\*\*\* Opposed: No One

\*\*\* Recused: No One

\*\*\* Abstained: No One

**Unanimous vote of approval.**

Accordingly, the meeting was adjourned at 9:29 pm.

Respectfully submitted,

Kristine Sullivan, Acting Recording Secretary