

WOODBRIIDGE TOWN PLAN AND ZONING COMMISSION
SPECIAL MEETING
TUESDAY, FEBRUARY 27, 2018

The Special meeting of the Woodbridge Town Plan and Zoning Commission was held on Tuesday, February 27, 2018 in the Senior Café of the Center Building, 4 Meetinghouse Lane, Woodbridge. Present were Commissioners: Chairman Kaufman, Lipson, Greenberg, Wallace, Schatz, Skowronek, Skolnick (alternate) and Kennedy (alternate). Commissioner Glassman (alternate) was absent. The meeting was commenced at 7:00 p.m. by Chairman Kaufman.

The purpose of the special meeting was to hold a public information session on the Draft Revisions to the Zoning Regulations for the Town of Woodbridge prepared by Planning Consultant Leslie Creane, regarding changes to what are currently identified as the: General Business, Business and Industrial, Residential BB, Residential C, Residential D, Development 1 and Development 2 Districts.

The Chairman opened the meeting by providing the following opening remarks:
Good evening I'm just going to explain a few things and the process we will use this evening a little history:

In 2015, per state statute, we put together a revised POCD.

Connecticut requires this POCD every 10 years. It is required to get certain state funds, it becomes a justification if a new development is proposed and it doesn't align with the town vision, the POCD process included multiple charrettes and open meetings to get input from the residents of the Town. Overwhelming conclusions were the need for a Town Center, a place to get coffee, places to shop. Sidewalks. We heard people ask, "why can't we have a street like Madison, or Westport, or New Canaan or Milford. Sidewalk cafes, a place to meet your neighbors, buy a paper, get some Danish. Maybe there's a bookstore, or another gift shop. a place for brunch benches to sit down..." Every one of those towns have street level retail and either apartments or offices above. You need people to support businesses.

There were concerns about keeping the rural characteristics that we live here for. Scenic roads, saving stonewalls, tree lined streets.

Previous to that, the Economic Development Commission engaged the services of Alan Platus who did an economic study of Woodbridge. His conclusions were similar to the POCD and what is being discussed tonight

This is just a discussion, this is just a proposal to get input from you. Nothing is etched in stone and we are here to listen and evaluate your comments.

All of our meetings are televised and open to the public.

The P and Z Commission has been working on the POCD and the regulation proposal for over 5 years. The Commission is composed of residents of Woodbridge who love Woodbridge as much as you. BUT we are volunteers, and we have volunteered for this Commission because of our love and respect for this Town.

Just a few items that might be of interest to some of you. In putting together the draft proposed regulations this week for tonight's purpose, - and hearing from some folks who know how to get through to our phones there have been a few revisions to the draft proposal.

First the building department distributed a chart that was false and misleading. It was not vetted by the Commission, or the planning consultant.

The Residential Zones: BB, C and D will remain as they are right now. The DEV-1 Zone will remain as it is right now.

We are going to have some comments from the P and Z Attorney Marianne Dubuque and then Leslie, the Planner Consultant will give a presentation overview, after which we will take comments and suggestions- we will not be answering any questions, we would like to take the comments, study them and massage them to work with any proposed regulations. If at some point P and Z determines that it is time to move forward, there will be a public hearing where you again can review the proposal and comment.

Please let's have a discussion and I am asking everyone to speak to us with civility and respect. We want your input- that is why we are here.

Commission Consulting Legal Counsel, Attorney Marianne Dubuque, then gave a brief overview of the legal process by which changes to the Zoning Regulations are required to be made in accordance with applicable State Statutes.

Planning Consultant Leslie Creane then followed with a power point presentation on the objectives of the proposed regulations.

At the conclusion of Ms. Creane's presentation, members of the public were then invited to speak. The following members of the public spoke with comments as noted:

McKenzie Granata: 124 N. Racebrook Road.

- Thanked the Commission for their service
- Disagreed that the area addressed by the regulation changes was the right part of town for things wanted in the survey
- Believed the town wanted more of a geographical center
- Was not asking for an influx of new residents.
- Was concerned about strains on town resources i.e.: schools, volunteer fire department, police, over 55/seniors for which services might not exist.
- That people who didn't grow up in town voted against support services.
- That rental units would not contribute as much to tax revenue.
- That the strip mall behind Grimaldi's was largely empty because former businesses that were there moved to other areas which were easier to get to.
- The congestion on the roadways.
- Requested ~ please nothing taller than two floors ~ have a cozy community like 245 Amity Road.
- The proposals would tear apart the community that was there. They are not a community builder but a community destroyer.

- Questioned making Lucy Street like the presentation, did not know if anybody wanted that.

Chris Dickerson: 6 Mettler Street

- It was not true that the Residential C District was remaining the same. Per the displayed map it would be changing.
- Questioned if the SD1 District was going to include Residential Housing.
- Questioned if the T-4 District was going to include Residential Housing.
- Relative to more coffee shops in town noted there are seven now.

Paul Canalori: 7 Spector Road

- He had a young family with three kids.
- Saw the presentation with trees, awnings and waited for information on the residential impact to town .
- The word “school” was never mentioned. That is the only thing he cared about.
- Young people in town who were part of the life blood of town that was all that they care about. It was not even mentioned.
- The presentation was off the mark, it didn’t mention schools.
- Beecher has 840 ~ 850 students, it was maxed.
- The proposal would introduce new children, maybe 100 ~ 200 with nowhere to put them.
- Any increase in tax revenue would have to be used to offset paying for the school, new teachers.
- It tears the fabric of the community, adding a lot of new people.
- Hope the next session has a discussion of residential impacts, specifically of the schools.

Anthony Stango: 11 Landin Street

- Nobody was discussing noise pollution.
- He lived next to the Willows with 6 am garbage trucks, staff outside smoking and yelling in the early morning.
- More buildings would have more AC units.

Beth Heller: 6 Hunters Ridge

- Was pleased that so many people came out who care passionately about Woodbridge.
- That’s why they were present and she was present.
- Offered the following comments to the Commission specifically related to increased building, retail stores and rental units.
- The photos were lovely, they looked like Westville, Derby or Paris.
- The town was not them, it was Woodbridge.
- She had family members who lived on Lucy Street, her mother and brother, whom she visited every day, at all times of the day and even weekends, so she had

- become very well acquainted with the horrific traffic, and other issues that affect the quality of life in that area of town.
- “This” is all “our” town. “We” are neighbors ~ don’t forget that.
 - “We” are all one Woodbridge and should be united not divided.
 - “This” issue was dividing the town as it had in the past.
 - Plainly stated, the quality of life for her mom and her mom’s neighbors had become increasing difficult, there was too much noise, traffic and speed.
 - Was concerned that more development would bring more of that.
 - The proposed changes had the potential to make those conditions worse.
 - Good development as defined in the plan was not good development to others and that needed to be thought about.
 - She appreciated all the effort that the Commission had put into the initiative of updating the Town Zoning Regulations ~ some of the updates were good.
 - Urged the Commissioners to listen to all the community input being given.
 - While all agreed on making the town a wonderful place to live, it was important to honor the wishes of those that lived in the immediate area where some of the changes would have the most impact. Some of those folks had lived there for generations.
 - What was attractive to some was not necessarily attractive to others. With that in mind respectfully asked that the Commission re-think some of the changes.

Kim Kelly Rubin: 6 Warren Road

- Thanked the Commission for hosting the meeting.
- Was confused about a few things, i.e. where was the Commission considering to build, was it broken by zones?
- Was the Commission talking about off Bradley Road by the ballfields?
- Adding buildings in front of existing buildings was that the area being spoken of?
- She lived in a flood zone, additional building in the flood zone would greatly impact her home which she was already losing to a sinking foundation, due to building codes that allowed basements to be built on water.
- She could not imagine putting up buildings that would displace more water and cause more flooding in the area.
- She also felt misled when she was filling out the survey about beautifying Woodbridge. It had shown Starbuck’s as looking fabulous like a Paris street. She hadn’t realized it would carry over into other areas. She had thought it was about adding one way streets to help with the congestion and traffic.
- Another impact was that there would be so much that would be being done by the Merritt Parkway, Litchfield Turnpike and Amity Road in terms of expanding and redirecting the entrances and exit ramps to the Merritt Parkway as well as a third tunnel.
- “This” would impact even worse the congestion that was going on, and she was not talking about people who live in the Litchfield/Amity area, but every resident who tried to get out of town.

- She had to go right to go left in the morning, there was no way she could turn left onto Litchfield Turnpike from 6 Warren Road.
- She had to go up to Bond Road onto Amity, which was congested, but flowed a little better because there was more egress to go left at different points.
- Again thanked the Commission. She knew everyone was passionate about “this” and hoped that everyone stayed well informed about what was happening.
- She would vote “no” for any building in SD1.

Kelly Parker: 35 Manilla Road

- Wanted to discuss SD1 which she lived directly next too.
- She already dealt with noise pollution, garbage trucks, noise from the sports center, cars racing up and down her street because the GPS directions for the sports center took them down her street, Manilla Avenue, every day, all weekend long. Asked that that be addressed.
- Did not understand the concept of building more buildings in front of existing buildings, believing that would add way too much traffic.
- There was heavy traffic when she tried to walk her dog in that area at 5 in the afternoon.
- To get out of Merritt Avenue she had to “run” the light even though there was a “do not block the box (at the light).”
- Now the Commission was saying lets add some more buildings, some more people going to work.
- She never heard the concept of building (in town) anywhere except where she lived. No one ever talked about building up any further on Litchfield or any further up on Amity Road. It was always where she lived.
- Her aunt had lived in that area 96 years, and if there was a little bit of space to build, it was always in her area..
- Build somewhere else, think of other ideas, be creative.
- The Commission was talking about building buildings in front of current buildings. She did not understand that. Where was everyone going to park going to those buildings ~ on the road?
- One could barely walk in the area now. There was a baseball field where people race up and down from the sports center. Kids were playing ball, they should have some consideration.
- She appreciated all the work the Commission was doing, but a little more thought needed to go to the people who lived in that area. Consider the noise pollution. There was way too much traffic.
- She appreciated some of the changes that had taken place like the gas station. That had been great.
- She was really frustrated. They always wanted to add for the taxes, that she understood, her kids went through Amity, however there were other parts of Woodbridge. It could go up Amity Road.
- The center of town why was that not being talked about.
- There should be more regulations on landlords for two family houses.

- Was there going to be housing in the SD1 District? If so that was a bad idea, the Commission needed to have consideration for the people who lived in the area.
- She knew they were trying to beautify ~ but the Commission did not know how many children would be added to the school system, in addition to what it would do to the existing neighborhoods.
- It was very aggravating. If there was any little inch of land there the Commission wanted to jump on it and build.
- There was the Country Club. That was not being talked about.
- There were flyers that came out about the Country Club. Where were the flyers about their area so there could be input. If there had been a flyer she hadn't gotten it.
- She followed the Commission on "You Tube" and saw that there had only been one person at the last meeting.
- She knew the Commission wanted to have more taxes, but there had to be a different way before adding more buildings for housing. Was there any idea how many and what type of housing?
- She was just asking questions, which she knew could not be answered that night. Maybe at the next presentation the Commission would give further information.
- Again thanked the Commission for their time.

Michelle Riley: 19 Landin Street

- Thanked the committee (sic) and everyone who volunteered time and talked about issues in Woodbridge.
- She was a fourth generation resident and lived on Landin Street in the "C" Zone.
- Her family had lived in the area for decades, but also owned commercial property as well, so they had a lot of different concerns about how "this" was all going to happen.
- First there was no solid plan by the State for redevelopment of the area, so she was confused about why zoning issues were being discussed and new laws were being proposed when it is not known what the State had planned in that area.
- She felt all should be tabled until it was known exactly what the redevelopment of the area would be, but she did not know if anyone else felt that way.
- With the State budgets she did not see how or when all of State projects were going to happen, when funds would be available.
- She understood the need to beautify Woodbridge, but had a different perspective on the whole Lucy Street example.
- Believed that a "downtown area" was deserved, but did not like the differentiation between upper/lower, flats designations, thought that was silly and outdated.
- Thought a downtown area would be a nice addition to town, could be a center, but did not have to be in the Litchfield/Amity Business District, it could be in a different area of Woodbridge.
- Believed there was a need for beautification.
- Thought a dog park which had been on the table for years needed to happen.

- Thought there were a lot of things that could happen to make the town even greater than it was.
- Was concerned about property values and increases or decreases with such a plan.
- Was concerned about the impacts of the plan on the volunteer fire department, police, sewers, schools, grid for electricity and tax breaks so if development happened “we” have to support that with services. If development happens “we” would have to pay for services that would be needed and that was a big concern.
- Reiterated that changes should be tabled until there is a solid plan from the State of Connecticut with a timeline and then reissue a proposal for zoning laws

Michael Broderick: 5 Old Still Road

- Stated he was a veterinarian in town.
- Wanted to comment on a couple of things as a former Zoning Commission member.
- Believed that what the Commission was seeing was a reaction to planned over-development. The same issues that prior commission had dealt with.
- Have to grapple with that the town doesn’t have tons of extra land to develop.
- Woodbridge had to control taxes by being more austere in spending.
- Woodbridge did not have a Post Road.
- Woodbridge had a very limited business district.
- The former Commission had called the area the “Village District”. He did not think that the Commission understood that it was the residential areas that are the most important things in preserving along with any development that should come.
- One thing that he had not heard that evening, and he did not quite get was senior housing.
- The town was losing residents every day to Fieldstone in Orange, he knew that because he saw them, they were his clients. They did not want to move out of Woodbridge, but did not have a choice because the Commission was not helping the development along Bradley Road that was already approved to occur. That was one of the things, that if it was done properly could really create the feel in what people wanted, instead of calling it “downtown” Woodbridge.
- He agreed with everyone that “we” were all one Woodbridge, but that area, in a sensitive way, was called the Village District because it took people’s homes as the number one thing, already nice residential neighborhoods.
- He believed that should be the Commission’s focus. Having more housing in the old Development 2 Zone was absurd, because if there were going to be more businesses that was where they should go. That’s how it should be and it would not add to the schools.
- The needs of housing that need to be met are senior housing. That was a huge thing that the town should be pushing for in a very, very thoughtful way.
- The (approved) development on Bradley Road had commercial on the bottom.
- The developer wanted to work with the town but was rejected by the last administration. That developer still owned the parcel, which was a key parcel and

what the Commission should be thinking about, since it would make or break what the Village District was.

- Adding lots of multifamily housing with a school system overburdened was just going to increase the taxes even more. The Commission should be really thoughtful not to do that.
- Changes that go away from those principles the Commission should not do.
- Residents in that area needed to be respected.
- The residents liked his building because while a commercial building it fit into the neighborhood. It looked like a big house and did not make anybody's house diminished, it did not lower property values and that should be the thought process in any kind of commercial development that was built down in that area, but get off the idea that commercial development was going to save "us" because there wasn't enough property to do that.

Dorothy Martino : 35 Merritt Avenue

- First of all, for a meeting such as important as "this", she thought the residents that live in that area should have been notified. "You" talked about doing charrettes, the residents did not know about that. At least a postcard or if a notice was put in the Woodbridge Bulletin that everyone gets every month. Residents had to learn about "this" by word of mouth.
- Her family goes back over 100 years, and were involved in changes in the neighborhood when they first came with commercial areas. They went along with it because it had been properly explained.
- When the Zoning Board had Woodbridge Associates come in about elderly housing, they met with the area at least three times, listened to them. People on Litchfield Turnpike said they did not want to see the backs of the houses facing them so that the developers did was made a "mock house" face the road so the residents across the street would be happy with that. They had the Fire Department involved and the Police Department and Traffic Commission.
- The Commission was talking about going over to the right on Bradley Road. There was a little bridge there providing access and egress and the Commission would have all those buildings, with all those people entering and exiting (on one bridge). Had there been a traffic study been made of that? How was it going to impact the traffic?
- As far as bringing in taxes. It was not going to bring in taxes, it was going to create more taxes as many of the people had already said.
- She wished the Commission would consider, as with the last Zoning Board, they had an Architectural Review Board that when a building came into town under certain things they had to look at, the signage, they looked at the colors, everything and she did not see any of that in the (proposed) Zoning Regulations.
- She hoped that the Commission would consider everything that everyone had said that night and rethink instead of going through "all this".
- Seeing what the Commission would be putting on the other side of Bradley Road, talking about putting buildings in front of those buildings that are already there.

Had the people in those buildings been notified, had they been told about other building coming in in front of them. She wondered how they would feel.

- Thanked the Commission.

Frank DeLeo: 14 Newton Road

Submitted a letter for the record, which he read as follows:

Town Planning and Zoning Meeting February 27, 2018

Mr. Chairman, members of the TPZ board we would like to present Valid reasons why the Zoning Regulations should not be changed. The gate way to Woodbridge should represent and reflect the rural character of Woodbridge. Big Box stores and high density rental properties represent an urban rather than a rural environment. Under section 1.2 Purpose of these regulation, Quote (to regulate the erection, construction, reconstruction and the use of land in accordance with a comprehensive plan: to lessen congestion in the streets; to secure safety from fire, panic and other danger, to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to facilitate adequate provision of transportation (interjected "I think you can see where we are going with this"), water, sewerage, schools, parks and other public requirements with full consideration of the character of the districts and there suitability for particular uses;) With all due respect the proposed regulations changes are at odds with the purpose of these regulations. Notably the changes would create more (congestion in the streets), due to an increase in traffic, resulting from high density housing. We do not believe there are (adequate provisions for transportation) at present (interjected "let alone with more of these apartments"). Since three major heavily traveled routes intersect in this area our roads are presently at full capacity. Traffic problems and accidents are occurring at an increased rate. Any increased population would further stress our roads as well as our first responders. If two or three bedroom apartments were available families would rush to Woodbridge to enroll their children in the school system. By the way our school systems are at or close to full capacity. Additional tax revenue from projects allowed by the new regulations would most likely be absorbed by increased expenses to the town.

The area affected by these regulations, the (Woodbridge Village District) already has the highest density in Woodbridge. Prior to the 2008 recession the residents of the area agreed to a higher density 55 and over community (interjected: "As Dorothy stated"). These plans took many years to evolve with the participation of many residents from the area. This vision of the area was considered complementary to the rural character of Woodbridge. Our residents felt this was acceptable development of the area.. There are large parcels of land in other sections of town such as the Woodbridge Country Club that could be developed. The residents in that area refused even a 55 and over development. The residents in the Woodbridge Village District feel the zoning laws as they exist are adequate since this already the most diverse and highest density section of town. Perhaps other sections of town should be considered for high density development. If other section of town refuse to allow high density development, why should the

Woodbridge Village District which already has the highest percent have to absorb more? Residents of the area have experienced traffic jams, flooding, pollution of the West River and damage to the natural environment. Much work has been done to restore the West River by many individuals and organizations. The West River Watershed Coalition, Save the Sound, the West River Restoration and Flood Mitigation Committee, US Fish and Wildlife are a few that were involved. The flooding problems have been improved with the replacement of the Merritt Avenue bridge and removal of the Pond Lily Dam. The Greater New Haven Water Pollution Control Authority has improved the CSOs and the capacity of the pollution plant to handle more combined storm water and sewage before any will be release into the river. The West River receives the storm water runoff form much of Woodbridge and is at its capacity. More impervious surface from building will have a detrimental effect on the West River and reverse much if not all the improvements made. It is important to note that a greater percentage of pollution is contributed by storm water runoff than by any other source including CSOs. It is no coincidence that the West River out flow from Konolds Pond downstream is considered by CT DEEP to be impaired water. Many years of storm water runoff has taken its toll. Any additional pollution would be devastating to the health of the river. The West River drains 35 square miles, and many areas flood with heavy rain. The impact of more impervious surface resulting from zoning changes would be detrimental to the West River as well as the wild life in and around it. Much of the Zoning change is in the immediate area around Konolds Pond. This area between Konolds Pond and West Rock State Park is abundant with wild life and natural beauty and should be preserved for future generations to enjoy. This area truly represents the rural character of Woodbridge.

Robert Hill: 68 Acorn Hill Road

- Thanked the Chairman and entire Commission for the work that they had done. He was sure their efforts where all well intended and he thought that evening they were learning some of the pushback and some of the learning that was going to take place and some of the adjustments that probably were going to be needed.
- Noted unfortunately in trying to follow best practices doing what the Commission was doing when something was overlooked, or something was not done, it was not what was done that created the ruts. He had watched the meeting where the Commission discussed how to notice that evening's meeting and technically by just putting it in the paper the requirements had been met. Unfortunately he thought the Commission was feeling some of the fallout of that that evening. Where do you email it? Do you just mail it to the people in the Village District area and then as Kristine mentioned in that meeting it should be mailed to everyone and the Commission burdens itself with that. Well maybe that should have been done. Maybe it should have posted to the website that there was a meeting. That was not a criticism that was just learning from what had taken place. (Staff note: The Agenda for the meeting was posted on the town website, further notice of the meeting with links to the proposed changes were posted on

the news and events cover page of the town website, and the proposed changes were posted on the Zoning Regulation Update Page of the TPZ department page of the town website.)

- Commented that it was good to learn from what people had done in other places, but sometimes learning from what people do in other places could be dangerous too. Not everything fits, some fits, not all fits.
- Most recently he had been working with a fairly high volume restaurant operator who operated a number of casual dining restaurants and fast casual restaurants on a market plan for New Haven County, Hartford County, Fairfield County and Middlesex County. When they had gone through the towns and where they would be looking at, they had not needed to visit Woodbridge because it was already off the list. The reason for that was very simple, and Leslie actually made the point at a recent meeting, there was not enough population in Woodbridge to support the businesses in Woodbridge. However the solution was not to add more people, though it would seem that way on the surface to add more people, but no, adding more people 55 and over, even though he debated that in his mind, 137 (units) on 15 acres seemed like a bit much, but 55 and over in that space was probably the appropriate situation, so all one had to do to answer that question was to think about the reasons why somebody would come to Woodbridge. If one was going to support a restaurant, a shop, a coffee shop, all those ancillary businesses, one needed to think about why one would come to Woodbridge. Not just to visit, not just the schools, because one already lived in Woodbridge. The list of why to come, and he noted there may be a couple of others, was: the JCC ~ out of town people come to the JCC and maybe end up at Amity Meats or maybe they end up at one of the other little restaurants or shops; Crest ~ although it was not very frequently that one was visiting Crest other than when one's vehicle was being serviced; the bowling alley; Oaklane; maybe Katz's Deli and Solun and the New England Brewery. That was it ~ that was the list.
- When one put the hat on the other way, and asked oneself why would one go to Orange and Milford and some of the other areas, and when one went to those other areas one ended up shopping in other places.
- He had heard the comments that were made that evening about proper development and that one did not do things in a 250,000 sq. ft. box. He guessed that any size box was allowed before but now someone who had never read "this thing" before would think that that was twice the size of Kohl's over in Orange/West Haven, so that would be too big. Sometimes when one looked at maybe a box and not a lot of boxes ~ that they would bring people to Woodbridge. He had thought about the building that Jim Urbano did with all the shopping. It was a beautiful building with offices and shops, but what it was missing was an anchor store. No the town does not want a Walmart, probably do not want a Target either, but a Trader Joes? Whole Foods? People would come to town then and then they would use other businesses. Leslie was right there was not enough population in Woodbridge to support the businesses. It was how to get the people here to support the businesses that was

- important. He knew that because he had been in the franchise business for over 40 years.
- There was a lot of information in the packets. The information about gas stations was very old school. Gas stations or petroleum companies did not build gas stations with service bays. Cumberland Farms builds what was basically a convenience store and a restaurant. He had seen how the Commission was against that. He gave credit to the guy who built the gas station. (That developer) was only allowed 30% convenience store. He knew that the spot where the gas station was would not have worked for a restaurant or retail store because it was too hard to get in and out. Just like that little place across from the cleaners, it was too hard just to get in and out. When one looked at that type of business that type was not built anymore. (Repair) was what a Midas or Monroe or the dealerships do. The gas station businesses were not into repairs. The guy in the gas station down there was actually approved to have someone sitting in the hut all the time, fortunately most people pay with a credit card.
 - If development in that area was not 55 or over, the town schools would be flooded with people. As a suggestion, if the Commission had not already done so, speak with the superintendent of schools, not only Woodbridge but Amity, since there was a carryover effect.
 - His office used to be at 15 Research Drive. The office was 2500 sq. ft. with only four people in it. They had more space than they needed. The people who took over that office when they left had a lot more people and there was not enough parking then. He also learned while at 15 Research, leave at 4:30 or 6:00 because in between only 3 cars could get out when the light turned green.
 - He did agree with the comment made before that whatever was going to be done in that area was really held up by resolving the issue with the traffic ~ whatever the State does. Because all that was being looked at being done there, whatever development happened there ~ there was already a problem.
 - When looking at the definition of fast food restaurant, they did not just cook with a microwave. The new thing, the “fast casual” term which was out there now was kind of like a Boston Market, Panera, Chipolte who are going after the millennials and that was actually a big part of development right now. Millennials were more apt to purchase at a fast casual restaurant than site down restaurant and the research say they do that because they do not want to give tips. So a change to the definition should probably be made because with fast food they do not just cook with a microwave, they use fryers and grills and so on and so forth.
 - Wished the Commission luck as they work through the rest of “this” and hoped that the input given that evening got to a place where it worked out for most everyone.

Ed Weinberg: 24 Ranch Road

- One thing that had hit him the wrong way, was when the Commission was talking about putting retail on the first floor and the second or third could be either office

- or residential. He was hearing that and what bothered him was that there was a huge difference on the impact in Woodbridge between the two.
- Generally an office above was going to be positive in terms of how much money the town was going to make from taxes. However if there was one kid in the apartment it would cost the town about \$15,000, and if another unit was put on top of that one, with say two kids that would be another \$30,000, just for extra kids in the school. So there was a big difference between saying “this was going to be” and “this” would be put here and it could be either “this” or “that”. Who would be making that decision? He imagined that the developer would, but that seemed like something that the town should control because it would directly affect the taxes and if enough kids were put there, then rather than having those new buildings add to the town tax base they were going to have a net subtraction from the tax base.
 - The town has some of the highest taxes in the area. As taxes are raised, the home values are lowered and that was something that had been seen too much.
 - Thank you.

Stephanie Ciarleglio: 166 Center Road

Submitted multiple copies of letter to the Commission reading as follows with signatures of Town 71 residents from throughout Woodbridge which read as follows:

Dear Chairman Kaufman and TPZ Members,

We are writing to you with regards to proposed changes to the Zoning Regulations in the “Flats” or Village/Business District.

We believe allowing any change in housing in this area would be detrimental not only to this area of town – but to the entire town and potentially our Amity District including Orange and Bethany. We have watched the traffic and flooding situation become worse and worse over those years. Everyone in town knows what a traffic nightmare the Litchfield Turnpike and Amity Road area is every morning and every night. Now, even during the day, the traffic is backed up on both roads. Just imagine adding apartments in that tiny congested area with 2-3 bedrooms and the possibility of 4, 6 or 8 people and cars in each apartment adding to that situation.

There are also upcoming planning constructions on the Merritt Parkway Exit 59 interchange – Litchfield Turnpike, Amity Road, Pond Lily Avenue etc. and also a planned construction of a new West Rock tunnel next to the two that are already in place – which would make the traffic situation dramatically worse for years.

We have seen the many floods in that area over the years and watched the storm sewers in a bad rain storm spew the water right back out of the system because the water has no place to go. The homeowners have become trapped in their homes for days because of the terrible flooding or have had to be evacuated. We have also seen neighbors lose their flood insurance or have to pay exorbitant premiums because of the claims. Adding to these already existing problems by filling in this property with housing and blacktop will make the problems much worse.

Our town is very well known for our excellent school systems, most people that would want to move into those apartments would move here just for the school system.

Apartments with 2 and 3 bedrooms would mean many more children added to our

school system. Are we up for adding on new schools and extra police, extra fire, extra public works and more flooding? Is the Amity School District up for adding new schools?

We are not in favor of changing the footprint of any property to make the lots smaller or adding any more housing in that area with an already terribly congested area.

The condos on Landin Street that were originally approved by TPZ for two bedrooms as they were being built, TPZ gave approval to change them from two to three bedroom condos. The lots are 50 feet x 100 feet of property for each two family condo and there are three approved buildings – a total footprint of 150ft wide by 100 ft. deep. There are eleven children in those three buildings.

The state has been working on eliminating the car tax – should this happen renters will pay no tax at all and much more of the burden of tax will fall onto the homeowners.

It is very important to us that you leave this area of the town alone. We have not asked for these changes nor do we want them. These changes you propose will be devastating to us all.

There is not one member of the Town Planning and Zoning Commission that live in this area of town so you really have not experienced all of the problems in this area.

In addition to submitting the foregoing letter with associated signatures, Mrs.

Ciarleglio also commented as follows:

- She had two pieces of property on Merritt Avenue each with a two family house.
- The submitted letter from over 70 residents had been done in the three days when (residents) could look at “this”.
- Residents did not have much notification unfortunately.
- Most everything she wanted to say had already been discussed in the letter and therefore she would not go over it again.
- She requested that that letter be in the record and requested that the Commission take the time to read it, adding the residents (who signed it) were from all over town.
- She had two questions.
- Most everything in the letter had been addressed already but unfortunately she did not think the Commission had addressed the apartments they were planning on putting in and how many.
- She also saw in the document that there are two different places that there are big boxes referenced in. In one the gross area of any retail store was limited to a maximum of 250,000 square feet. Costco is 120,000 sq. ft., Walmart in Milford is 179,000 sq. ft. she did not know what kind of building would be built in Woodbridge, and did not know why it was in (the regulations). In the second place the size was 200,000 square feet.
- There was also a 5 story maximum in T-4 which she would like to see addressed. That would be a big problem.
- That was all she had.

Tony Anastasia: 10 Jeremy Garden Lane

Minutes of the Town Plan and Zoning Commission Approved

Special Meeting of February 28, 2018

Page 14 of 17

- He had just a few comments – but could spend an hour.
- Most of the people had addressed most of the things that they would like to learn more about, however he thought one of his biggest disappointments was not necessarily the time and effort that the Commission put in, it is amazing, he knew because he sat through a lot of those meetings having been the liaison for a long time to the Commission. He knew the hours Leslie put in the Commission had put in, however he felt that somewhere along the line they had lost the forest through the trees and it became about residential development and the door it has opened up.
- From what he understood there might be a difference of opinion on what the Commission’s plan, or at least the draft he’d seen was actually saying to the Commission and means to the Commission and what it means to others including experts in the field.
- So his comments were pretty basic. The disappointment he had was that he did not think that the Commission had ever had other experts come in and offer their opinion, other department heads come in and discuss what implications it might have on the town and their departments. The Building Department with Terry and Kristine, had they weighed in officially? Had they written a paper to say they felt the effects would be? He would certainly like to hear from them, they had been working for the town for about 20 years. “We” think of them as experts. He would have liked to have the Board of Education come in and discuss the implications. The Board of Education at Beecher, he was sure would tell the Commission, that the town is at a bubble – with the highest enrollment of a school in the state of Connecticut. 169 towns, over the last seven years. That was not just him quoting off the cuff or internet, but the New haven Register put out an article two months ago – only three schools had increased enrollment in the last 5 years 2011- 2015, Woodbridge was number one with a 5% increase in that time. Only two other towns had increased enrollment, New Canaan and Essex. Since that study was done – two additional years, both years Beecher saw an even larger increase. Beecher is up 22% in ten years. Most of the towns around Woodbridge, all of the towns around Woodbridge are down. It has a great effect on the town because the town has a district high school. In the middle school and high school the town pays per student. In his opinion Woodbridge had the finest school in the State of Connecticut, a blue ribbon award winning school. People come to the area for schools. He had come back to the area to bring his kids to the school. The people in the room had moved to Woodbridge for their kids’ education. People are not going to stop coming and unlike some towns maybe some people don’t go from West Haven to Hamden for schools or Hamden to New Haven, but they certainly come from Hamden, New Haven and West Haven to Woodbridge’s.
- He was talking about three school districts in three towns that have some of the lowest school rankings in the State of Connecticut and they border a town like Woodbridge that has the best. So you bet they move, and if they can they get rentals or housing starts to go down in prices they are going to come with their family.

The town has to be very careful with the rate of development. He believed in development . He believed the commercial area should certainly be refined and he thought the idea of the process was to make a little more uniform, a little easier to bring in small businesses, the type of businesses the town wants, commercial buildings, professional buildings, medical professional, medical billing, the town has some of that already.

- Somewhere the Commission has gone off. He did not know, and did not believe that the Commission had asked some of the other professionals in town. He would like to hear from Frank Capiello, the Police Chief , hear him tell the effects on his department. How many more cars would he need if there were suddenly 200 more residences, 400 more residences, what else would he need? How about Sean Rowland, the Fire Department Chief. He knew that that Chief would tell the Commission 45' high buildings, whether 3, 4 or 5 stories high, he would tell the Commission he needed a better ladder truck. The Fire Department already felt that way and they might be right and would certainly be right if buildings were built to that height. The Town had a volunteer Fire Department, he did not know how much longer it would be a volunteer department if suddenly there was this type of residential development and commercial growth. It was a lot that could happen in a very short period of time.
- The last thing, not only had the Commission not had the school boards in and talked to expert department heads, also the Commission had not talked to the landlords. He represented a family that between personal property and trust property owned property in every single one of those districts. They owned large parcels in some and right now they were not sure what they would be doing with them, but he tell the Commission right now that there were other land owners in the room of large land parcels who were very concerned, but their opinions were all the same as his family's. If the regulations go through, the Commission better believe that their properties would go up for sale because it would be an opportunity to make money on those properties that they had never had, and it would be hard for some people not to take advantage of that opportunity.
- So if the Commission thought that there were not people waiting in line, and by the way, his family had been contacted by three different developers waiting for "this", word was out quicker to the developers than to the people in town, so if the Commission did not think "its" coming because there were certain parcels that nobody was really interested in and nothing was really happening, he could give the Commission parcels that were available now and would become even more so, that 90 units could be put on, that 200 units could be put on and to what end?
- Then the race was going to be who sold their property first because everyone knew that the first development or two were going to be the successful ones. That was where people were going to come to, the young professionals. He wanted young professionals and mixed use brought that kind of thing, but to suddenly put in 150, 200 or 90 units, Woodbridge could not handle that growth ~ but the landowners are prepared to make that available ~ it might be their one chance. They would not want to live in town anymore under those conditions, but they would be willing to make money.

- Be very careful if the Commission thinks there are not developers out there waiting for “this” to happen. “This” would be quick and dramatic. So he just wanted the Commission to consider that and please talk to department heads because when the public gets to hear the Fire Chief say he would need two more trucks, the town needs a professional Fire Department and when Frank Capiello the Police Chief says that department needs two more cars, there are a ton of incidents now in that area, it has the highest density, it has the most commercial, of course that department has a lot of calls down there – how many more calls can the department handle? The police department is being asked to cut its budget, the fire department is being asked to keep its budget. There would be no way to say that that would be reasonable to do any longer. The school system is maxed out, they are looking to add a teacher and a half because there has already been that kind of growth. Imagine what would it be if only 40 more kids a year or 200. The town can simply not handle growth that quickly. The town can handle growth, but plan it a little more slowly, figure out the kind of growth is wanted for the town.

The Chairman then asked if there were any more comments. There being none, the Chairman thanked the public very much and noted that the Commission was going to obviously do some more work and that the Commission would come back for more input when it had something else to show.

Members of the public asked if they would be notified of the next meeting. The Chairman responded that the Commission would be happy to notify anyone, and would follow the process.

There being no further business to come before the Commission, the meeting was adjourned at 9:00

Respectfully submitted:

Kristine Sullivan, Staff – Woodbridge Land Use Agencies

Posted This Date _____

Town Clerk _____