

**MINUTES OF THE TOWN PLAN AND ZONING COMMISSION  
TOWN OF WOODBRIDGE  
SPECIAL MEETING OF MARCH 2, 2020**

A special meeting of the Town Plan and Zoning Commission for the Town of Woodbridge was held on Monday, March 2, 2020, in the Central Meeting Room of the Woodbridge Town Hall, 11 Meetinghouse Lane, Woodbridge, Connecticut.

**ROLL CALL**

**PRESENT:** Robert Klee, Allen Lipson, and Andrew Skolnick  
**ALTERNATES:** Jeff Kennedy  
**EXCUSED:** Kathleen Wallace, Paul Schatz, Lawrence Greenberg and Yonatin Zamir  
**ABSENT:** Chris Sorenson (alternate)  
**ALSO PRESENT:** Kristine Sullivan ~ Land Use Analyst

Chairman Klee called the special meeting to order at 7:30 pm. Kennedy was seated in place of Wallace. Board of Selectman Liaison, Joe Crisco was also present for the special meeting.

**Discussion and appropriate action on staff questions regarding potential Scribner Errors in the Town of Woodbridge Zoning Regulations (the Regulations) effective July 1, 2019**

**Section 5.15 Outdoor Lighting**

Staff noted that a member of the public had raised the question why Section 5.15 (page 92) regarding outdoor lighting does not include Residential Zones of A and B, since it does apply to the other Residential Zones of T3C, T3D and T3BB.

At the conclusion of discussion, the following action was taken:

- \*\* **Commissioner Skolnick moved to include Residential Zones A and B to Section 5.15 on page 92 regarding outdoor lighting.**
- \*\* **Commissioner Kennedy seconded**
- \*\* **Voting for: Commissioners Klee, Lipson, Skolnick and Kennedy**
- \*\* **Opposed: No One**
- \*\* **Abstained: No One**

**Unanimous approval**

**Section 11 Flood Hazard Reduction Provisions as it Relates to Manufactured Homes**

Staff noted that use of a trailer as a temporary home had been raised when the question had been asked about the possible use of a temporary trailer to house the farmer/caretaker at the Darling house while a permanent home was constructed.

Manufactured homes are listed as a type of housing in Section 11.2 Definitions (page 112) regarding Flood Hazard Reduction Provisions in the Regulations, but are mentioned in the “general” definition Section 2 of the Regulations. The definition of manufactured homes in Section 11.2 (page 112) includes park trailers, travel trailers, recreation vehicles and other similar vehicles.

Section 11.5.D (page 118) of the Flood Hazard Reduction Provisions specifically prohibits manufactured homes in any areas of special flood hazard in Woodbridge. Staff queried if by default that allowed them in other areas of Woodbridge. Staff noted that historically temporary trailers had not been allowed for residential use; although on large construction projects such as the High School and Fire House temporary office trailers had been allowed as part of the Site Plan Approval for those projects.

At the conclusion of discussion it was the consensus of the Commission members that the issue of the use of temporary trailers was a policy issue that would require further discussion and potentially a formal amendment to the Regulations.

**Section 4.1 E.2 as it Relates to Additions to Existing Buildings in Dev 1, Dev 2, BI, GB, and GBA**

Referencing to the Regulations which became effective on July 1, 2019, staff noted that by special exception in Section 4.1.E.2 on page 38 the TPZ can allow an addition to an existing building which is not compliant with the front yard setback/build-to line. Staff noted that previously that type of expansion would have had to have been the subject of an application for a variance to the Zoning Board of Appeals.

Staff asked for confirmation that if the TPZ denied a special exception application for an addition to an existing building which was not compliant with the front yard setback/build-to line that an application could still be made for a variance for that request to the Zoning Board of Appeals.

It was the consensus of the Commission members that that would be the case.

**Section 3.3.Y.2 (d) Motor Vehicle Uses**

Staff noted that in Section 3.3.Y.2. (d) on page 38 that Section 3.3 LL Outdoor Storage is referenced. Section 3.3.LL on page 55 is titled “Storage-Reserved for future use”. It was staff’s belief that the section that should be referenced should be “3.3 NN Outside Storage” on page 55.

At the conclusion of discussion, the following action was taken:

- \*\* Commissioner Lipson moved to change the reference made in Section 3.3.Y.2. (d) to Section 3.3.NN instead of Section 3.3.LL.**
- \*\* Commissioner Kennedy seconded**
- \*\* Voting for: Commissioners Klee, Lipson, Skolnick and Kennedy**
- \*\* Opposed: No One**
- \*\* Abstained: No One**

**Unanimous approval**

**Section 3.3.NN.2 (a) Outside Storage in T2, BI, GB, GBA, Dev 1 and Dev 2**

Staff noted that on page 56 in Section 3.3.NN.2. (a) regarding “Outside Storage in T2, BI, GB, GBA, Dev 1 and Dev 2” in the second to last sentence in the first paragraph it states “shall be allowed”. Staff queried if should instead read “shall not be allowed”.

At the conclusion of discussion, the following action was taken:

- \*\* Commissioner Skolnick moved to change the second to last sentence in the first paragraph Section 3.3.NN.2. (a) regarding “Outside Storage in T2, BI, GB, GBA, Dev 1 and Dev 2” on page 56 of the Regulations from “shall be allowed” to “shall not be allowed”.**
- \*\* Commissioner Kennedy seconded**
- \*\* Voting for: Commissioners Klee, Lipson, Skolnick and Kennedy**
- \*\* Opposed: No One**
- \*\* Abstained: No One**

**Unanimous approval**

**Section 4.H.3 Density and Parking Calculations**

Staff noted that in Section 4.H.3 regarding “Density and Parking Calculations” on page 69 it references “Table 5.5” which is supposed to summarize the parking requirement for each use by Zone.

Staff noted that there is a Table 5.5 on page 96, but that table relates to “Parking Aisle Width”. There is yet another Table 5.5 on page 99 which relates to “Required Queue Spaces”. A table summarizing the parking requirement for each use by zone appears to have been inadvertently omitted from the adopted Regulations.

In a review of the regulations, it was determined that “Table 5.5” on page 96 should actually be “Table 5.4” and that “Table 5.5” on page 99 should actually be “Table 5.6”.

Staff was asked to review the draft regulations that lead to the adoption of the current Regulations and locate the “Table 5.5” that should be referenced. When that table is located then the

Commission can take action regarding the relabeling of the Tables 5.5 on pages 96 and 99 and the insertion of actual “Table 5.5” that was apparently omitted in error.

**Table 3.1 Allowed Uses by Zone Referencing “Community Garden”**

Staff noted that in Table 3.1 regarding “Allowed Uses” on page 19, that community gardens are not listed as an allowed use in either Residential Zones A or B. Staff noted that the town community garden is in new Zone T2 which was formerly Residence Zone A. Staff queried if community gardens should also be included for Residence Zones A and B.

Staff reported that the Regional Water Authority (RWA) had inquired if they could establish a community garden on some of the fields below Lake Dawson which are on RWA property which are in the Residence A Zone. Staff had responded to the RWA that under the current regulations, community gardens were not allowed in that Zone.

At the conclusion of discussion it was the consensus of the Commission members that the issue of the use of community gardens and their potential impact on traffic was a policy issue that would require further discussion and potentially a formal amendment to the Regulations requiring that any community gardens be by special exception.

**Section 5.14 Fences and Walls**

Staff noted that in Section 5.14 regarding Fences and Walls on page 92, fences and walls are regulated in the Residence T3C, T3D and T3BB Zones but not in Residence Zones A or B. Staff queried if Residence Zones A and B were meant to be exempt.

At the conclusion of discussion staff was asked to check the old minutes regarding review of prior Scribner errors since it was the consensus of the Commissioners that this Section of the regulations had previously been discussed.

**Table 3.1 Allowed Uses by Zone Referencing “Liquor Establishments”**

Staff noted that on page 21 of the Regulations in Table 3.1 regarding Liquor Establishments, liquor establishments are shown as allowed by Special Exception in Dev 2. Staff had reviewed prior Regulations and historically Liquor Establishments had not been permitted in Dev 2. Staff queried if Table on page 21 regarding Liquor Establishments should reference Dev 1 instead of Dev 2.

Staff also noted that previously under the old Regulations a zoning amendment had been approved to allow Restaurant Liquor Establishments in Zone Dev 1. Under the current Regulations on page 53 in Section 3.3.HH. (a), restaurants including those in Dev 1 and businesses operating under a manufacturer of beer permit, including in Dev 1, are exempt from distance requirements.

At the conclusion of discussion, the following action was taken:

- \*\* **Commissioner Lipson moved to change Table 3.1 on page 21 regarding Liquor Establishments to reference Dev 1 instead of Dev 2.**
- \*\* **Commissioner Skolnick seconded**
- \*\* **Voting for: Commissioners Klee, Lipson, Skolnick and Kennedy**
- \*\* **Opposed: No One**
- \*\* **Abstained: No One**

**Unanimous approval**

Relative to Liquor Establishments, staff shared that the New England Brewing Co., has inquired about relocating its existing business on Amity Road to the south side of Bradley Road and Litchfield Turnpike (owned by Woodbridge Village Estates). Staff queried if the Commission should consider expanding the allowed uses in Dev 1 to include businesses operating under a beer and brew-pub license. Staff also noted that while it had been withdrawn, another business had been interested in amending the Regulations to include distilleries.

At the conclusion of discussion it was the consensus of the Commission members that the issue of the change of Zoning Regulations to allow beer and brew-pub licensed liquor establishments

and consideration of adding distillery liquor establishments was a policy issue that would require further discussion and potentially a formal amendment to the Regulations.

**APPROVAL OF MINUTES**

- \*\* Commissioner Lipson moved to approve the minutes Regular Meeting, of November 4, 2019 as submitted.**
  - \*\* Commissioner Kennedy seconded**
  - \*\* Voting for: Commissioners Klee, Lipson, Skolnick and Kennedy**
  - \*\* Opposed: No One**
  - \*\* Abstained: No One**
- Unanimous approval**

**MEETING ADJOURNMENT**

- \*\* Commissioner Skolnick moved to adjourn the meeting at 8:02 p.m.**
  - \*\* Commissioner Kennedy seconded**
  - \*\* Voting for: Commissioners Klee, Lipson, Skolnick and Kennedy**
  - \*\* Opposed: No One**
  - \*\* Abstained: No One**
- Unanimous approval**

**Accordingly, the meeting was adjourned at 8:02 p.m.**

Respectfully submitted,

Kristine Sullivan  
Acting Recording Secretary