

**MINUTES OF THE TOWN PLAN AND ZONING COMMISSION  
TOWN OF WOODBRIDGE  
REGULAR MEETING OF MARCH 4, 2019**

A regular meeting of the Town Plan and Zoning Commission for the Town of Woodbridge was held on Monday, March 4, 2019, in the Central Meeting Room of the Woodbridge Town Hall, 11 Meetinghouse Lane, Woodbridge, Connecticut.

**ROLL CALL**

**PRESENT:** Allen Lipson, Kathleen Wallace and Andrew Skolnick  
**ALTERNATES:** Jeff Kennedy.  
**EXCUSED:** Jeff Kaufman, Larry Greenberg, Chris Sorenson (alternate) and Yonatan Zamir (alternate)  
**ALSO PRESENT:** Terry Gilbertson ~ Zoning Enforcement Officer and Kristine Sullivan ~ Land Use Analyst

Acting Chairman Allen Lipson called the meeting to order at 7:37 pm. Jeff Kennedy was seated for Jeff Kaufman. Board of Selectman Liaison, Joe Crisco, was also present. Commissioner Paul Schatz arrived at 8:10 p.m..

**RECEIPT AND APPROPRIATE ACTION ON APPLICATIONS AND 8-24 REFERRALS  
RECEIVED SINCE THE FEBRUARY 4, 2019 REGULAR MEETING OF THE  
COMMISSION**

There were no new applications or referrals submitted to the Commission since the February 4, 2019 regular meeting of the Commission.

**WORK SESSION**

**KFP Family Limited Partnership: 175 and 185 Amity Road and 1666 Litchfield Turnpike  
Application for two lot subdivision**

The application submitted by KFP Family Limited Partnership had been formally received at the Commission's regular meeting on February 4, 2019. No one had been present at that meeting to discuss the application so it had been the consensus of the Commission members to discuss the application at this evening's regular meeting.

Project Engineer and Land Surveyor Robert Pryor and Steve Miller, Agent for the applicant, were present to discuss the application.

Mr. Pryor stated:

- The application was a re-application for a subdivision approval that had been granted by the Commission on October 1, 2018. The mylar for that subdivision approval had failed to be filed in a timely fashion, hence the resubmission.
- The application was to split an existing conforming lot into two conforming lots.
- The existing lot is conforming and the two proposed lots would be conforming in lot size, coverage, setbacks and required parking areas.
- Requested that the record from the discussion of the application at the Commission's regular meeting on October 1, 2019 be incorporated by reference into the record of the current application.

There were no questions by Commission members and no members of the public present to speak regarding the application.

After a brief discussion of the application, Commission members acted on the application and requested waiver of the provision of open space in the subdivision as follows:

**\*\* Commissioner Kennedy moved to grant the requested waiver of the provision of open space in the subdivision and approve the subdivision as shown on the plans prepared by Robert Pryor, P.E., L.S. entitled and dated as follows:**

- **“Subdivision Map, 171 (sic), 185 Amity Road & 1666 Litchfield Turnpike Prepared for: KFP Family Limited Partnership, dated 7/4/2018.**

This subdivision approval shall become null and void if the applicant does not file the subdivision mylar in accordance with the timeframe provisions of Section 8-25 of the Connecticut General Statutes.

Pursuant to Section 8-26c. of the Connecticut General Statutes, all work in connection with the subdivision shall be completed by March 4, 2024.

**\*\* Commissioner Skolnick seconded**

**\*\* Voting for: Commissioners Lipson, Wallace, Skolnick and Kennedy**

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

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

**Unanimous approval\***

*\*Commissioner Schatz had arrived after this vote due to a prior meeting commitment.*

#### **UPDATE OF THE ZONING REGULATIONS**

Commission members conducted a detailed comparison and discussion of Section 4 through Section 4.2 Parking Location and Private Roadway Standards of the existing and proposed regulations.

There was also a brief discussion of whether or not to include as a primary use, the use of “solar farms” in the use table. Staff was asked to explore what regulations other towns might have regarding that use for the Commission’s next regular meeting on April 1, 2019.

It was the consensus of the Commission members to have staff email all of the Commissioners for their availability for a special meeting the week of March 18<sup>th</sup> or March 25<sup>th</sup> to continue work on the regulations.

#### **REPORT ON ACTIVITIES OF THE SCRCOG**

The report was deferred until the Commission’s regular meeting on April 1, 2019

#### **CORRESPONDENCE**

There was no correspondence to be received this evening.

#### **APPROVAL OF MINUTES**

No action was taken regarding any minutes this evening.

#### **MEETING ADJOURNMENT**

**\*\* Commissioner Kennedy moved to adjourn the meeting at 9:48 p.m.**

**\*\* Commissioner Wallace seconded**

**\*\* Voting for: Commissioners Lipson, Wallace, Skolnick and Kennedy**

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

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

**Unanimous approval**

**Accordingly, the meeting was adjourned at 9:48 p.m.**

Respectfully submitted,

Kristine Sullivan  
Acting Recording Secretary