

**MINUTES OF THE TOWN PLAN AND ZONING COMMISSION
TOWN OF WOODBRIDGE
REGULAR MEETING OF APRIL 1, 2019**

A regular meeting of the Town Plan and Zoning Commission for the Town of Woodbridge was held on Monday, April 1, 2019, in the Central Meeting Room of the Woodbridge Town Hall, 11 Meetinghouse Lane, Woodbridge, Connecticut.

ROLL CALL

PRESENT: Jeff Kaufman, Allen Lipson, Kathleen Wallace, Andrew Skolnick and Larry Greenberg
ALTERNATES: Jeff Kennedy, Chris Sorenson and Yonatan Zamir.
EXCUSED: Paul Schatz
ALSO PRESENT: Kristine Sullivan ~ Land Use Analyst

Chairman Jeff Kaufman called the meeting to order at 7:34 pm. Yonatan Zamir was seated for Paul Schatz. Board of Selectman Liaison, Joe Crisco, was also present.

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

The following applications were submitted to the Commission since the March 4, 2019 regular meeting of the Commission:

Crest Lincoln Mercury: 185 Amity Road

Application for site improvements required by Automotive Franchise

The Commission formally received that application submitted by Jay Alpert, Architect, on behalf of Crest Lincoln Mercury located at 185 Amity Road for site improvements required by the automotive franchise. Both Mr. Alpert and Mr. Fitzpatrick, owner of the dealership were present to discuss the application.

In discussion of the application they noted:

- The application was similar to previous applications for the property that had come before the Commission, but now the Jaguar franchise has moved to a North Haven location.
- A smaller 160 sf addition is now proposed with overhanging canopies.
- The front part of the building, excluding the service bays, would be refurbished as shown on the submitted rendering.
- A porticos and pop-out entry would be added.
- There would be no encroachment on the front or side yards with the small additions.
- The 2 story office portion of the building would get new rain screens.
- The building, even as expanded, would have modest coverage of the site in terms of that allowed under the bulk regulations.
- A high line of used cars would be offered from the showroom formally used by the Jaguar franchise.
- There would be 18" high platforms added from the driveway to the corner of Amity Road and Lucy Street with landscaping around them for display of vehicles. That would replace the existing two deep display of vehicles.
- The existing landscaping would remain ~ no sidewalk is proposed to be installed.
- The existing wooden fence would be removed.
- The existing pylon sign at the corner of Amity Road and Lucy Street would be redone.
- The letters spelling Lincoln would be hung from an eyebrow on the building.
- The existing Crest and Jaguar signs would be removed.
- If the application were approved, construction would start in May or June and be completed by winter.

Commission members questioned how crucial the use of the platform with the displayed cars was. Mr. Fitzpatrick responded that it was a marketing idea that Mr. Alpert had come up with that was crucial in term of defining the activity on the site. He thought that instead of seeing a “sea” of cars now there would be five parallel to the road. He added that there would be no additional lighting on the “display” vehicles, just light from the existing pole lights, which would allow indirect lighting to play on those vehicles. The fewest trees along Amity Road are in that area.

Commission members queried what would be happening with the vacant showroom. Mr. Fitzpatrick responded that the brewery is looking to expand so that portion of the site might be leased or sold to them, with the showroom ultimately being taken down.

Patricia and William Williams: 465 Amity Road
Application for proposed change to the Zoning Regulations

The Commission received an application submitted by Patricia and William Williams of 465 Amity Road to change the Zoning Regulations to allow the combination of the % of coverages for residences and accessory buildings in the Residential A District into a total coverage of 15% of the lot instead of 12% for the residence and 3% for accessory buildings.

It was the consensus of the Commission to schedule a public hearing on the application for the Commission’s regular meeting on May 7, 2019.

WORK SESSION

Crest Lincoln Mercury: 185 Amity Road
Application for site improvements required by automotive franchise

After a brief discussion of the application, Commission members acted on the application follows:

**** Commissioner Lipson moved to approve the application for site improvements by the automotive franchise as shown on the plans prepared by Jay Alpert Architects AIA P.C., entitled and dated as follows:**

- “Proposed Renovations for Crest Lincoln, 185 Amity Road, Woodbridge, Connecticut 06525 Sheet A-1.0, dated 3/7/19
- “Existing Conditions Site Plan” Sheet A-1.1, dated 3/7/19
- “Proposed Renovations for Crest Lincoln, 185 Amity Road, Woodbridge, Connecticut 06525: Proposed Floor Plan” Sheet A-2.1, dated 3/7/19
- “Proposed Renovations for Crest Lincoln, 185 Amity Road, Woodbridge, Connecticut 06525: Existing /Demolition Floor Plan” Sheet A-2.2, dated 3/7/19
- “Proposed Renovations for Crest Lincoln, 185 Amity Road, Woodbridge, Connecticut 06525: Exterior Elevations” Sheet A-3, dated 3/7/19

Granting of the approval is conditioned on the existing landscaping vegetation remaining.

As provided by Connecticut General Statute Section 8-3.(i) All physical improvements required by the approved plans shall be completed within five years of this approval which is April 1, 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

It was the consensus of the Commission members to have staff poll the members to schedule a special meeting the week of April 22nd to continue the Commission's review of the proposed and existing Zoning Regulations.

REPORT ON ACTIVITIES OF THE SCRCOG

The report was deferred until the Commission's regular meeting on May 7, 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 Greenberg moved to adjourn the meeting at 8:02 p.m.
 - ** Commissioner Lipson seconded
 - ** Voting for: Commissioners Kaufman, Lipson, Wallace, Greenberg, Skolnick and Zamir
 - ** 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