

**MINUTES OF THE TOWN PLAN AND ZONING COMMISSION
TOWN OF WOODBRIDGE
REGULAR MEETING OF MAY 4, 2020**

A regular meeting of the Town Plan and Zoning Commission for the Town of Woodbridge was held on Monday, May 4, 2020 via WebEx due to the mandated social distancing required due to Covid 19.

ROLL CALL

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

Chairman Klee called the WebEx meeting to order at 7:30 pm. Board of Selectman Liaison, Joe Crisco was also present via the WebEx meeting link. Alternate member Kennedy was seated for Greenberg. The meeting was able to be viewed live by the public via Channel 79, but due to technical difficulties not live via the WGATV YouTube page. It was noted that the meeting will be posted to the YouTube page in the near future.

The Chairman opened the meeting by welcoming all the Commission members since it had been awhile since the last Commission meeting, and extending his hope that everyone and their families were okay given the extraordinary times that everyone was living in as a result of Covid 19.

RECEIPT AND APPROPRIATE ACTION ON APPLICATIONS AND 8-24 REFERRALS RECEIVED SINCE THE MARCH 2, 2020 SPECIAL MEETING OF THE COMMISSION

The following items were received since the March 2, 2020 special meeting of the Commission:

Amity Regional High School: 25 Newton Road

Application for Special Exception Permit for Earth Removal, Filling, Grading, and processing of Earth Products per Section 3.3.N relative to the replacement of the Stadium Field at the High School.

The application was formally received by the Commission. Commission members had all been sent a link to the subject application materials. The application requires a public hearing because it is for a special exception permit. Commission members noted that typically applications for earth removal, filling and grading are referred to the Commission's consulting engineer for review.

Following discussion the Commission acted as follows to schedule a public hearing on the application:

Motion to schedule a public hearing on the application for Special Exception Permit for Earth Removal, Filling, Grading, and processing of Earth Products per Section 3.3.N relative to the replacement of the Stadium Field at the High School located at 25 Newton Road for Monday, July 6, 2020 and to refer the application to the Commission's consulting engineer firm, Criscuolo Engineering for review.

**** Commissioner Lipson made the motion**

**** Commissioner Wallace seconded**

**** Voting for: Commissioners Klee, Lipson, Wallace, Schatz, Skolnick and Kennedy**

**** Opposed: No One**

**** Abstained: No One**

Unanimous approval

WORK SESSION

Report on Activities of the Regional Planning Commission of the South Central Regional Council of Governments (SCRCOG)

Commission Skolnick reported that there had been no meetings of the Regional Planning Commission since the last TPZ meeting.

ZONING REGULATION INTERPRETATION

Staff requested guidance regarding if an existing lot that is going to be reduced in size needs to conform to the current requirements for buildable square, etc., or if it just needs to comply with the lot requirements from when it was originally created.

At the conclusion of discussion, it was the consensus of the Commission members at that the land to be retained with the house has to meet the criteria of the existing regulations, i.e. demonstration of buildable square, exclusion of wetlands, slopes of 25%, etc.

CORRESPONDENCE

The following items of correspondence had been received since the Commission's last regular meeting:

1. Fall 2019 issue of the Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter
2. Winter 2020 issue of the Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter

APPROVAL OF MINUTES

- ** Commissioner Lipson moved to approve the Minutes of the Special Meeting on March 4, 2020 with typographical and grammatical corrections.
 - ** Commissioner Skolnick seconded
 - ** Voting for: Commissioners Klee, Lipson, Skolnick and Kennedy.
 - ** Opposed: No One
 - ** Abstained: Wallace and Schatz
- Unanimous approval**

MEETING ADJOURNMENT

- ** Commissioner Lipson moved to adjourn the meeting at 7:42 p.m.
 - ** Commissioner Wallace seconded
 - ** Voting for: Commissioners Klee, Lipson, Wallace, Skolnick, Schatz and Kennedy
 - ** Opposed: No One
 - ** Abstained: No One
- Unanimous approval**

Accordingly, the meeting was adjourned at 7:42 p.m.

Respectfully submitted,

Kristine Sullivan
Acting Recording Secretary