

**MINUTES OF THE TOWN PLAN AND ZONING COMMISSION  
TOWN OF WOODBRIDGE  
REGULAR MEETING OF MAY 7, 2019**

A regular meeting of the Town Plan and Zoning Commission for the Town of Woodbridge was held on Thursday, May 7, 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 Paul Schatz  
**ALTERNATES:** Jeff Kennedy and Yonatan Zamir.  
**EXCUSED:** Larry Greenberg and Chris Sorenson (alternate)  
**ALSO PRESENT:** Terry Gilbertson, Zoning Enforcement Officer.  
Kristine Sullivan ~ Land Use Analyst

Chairman Jeff Kaufman called the meeting to order at 7:37 pm. Yonatan Zamir was seated for Larry Greenberg. 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:

**PUBLIC HEARING**

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

The Chairman read the public hearing notice for the application submitted by Patricia and William Williams of 465 Amity Road to change the Zoning Regulations to the 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.

Applicant Patricia Williams and Architect Tony Errata were present for the public hearing on the subject application.

The Chairman had asked staff to gather information from other similar Connecticut municipalities regarding the proposed changes. That information which had been distributed to the Commission members had been provided by the Connecticut Council of Municipalities.

The Chairman also noted that he had done additional research and found that the what the applicant was requesting to have done was common throughout the state.

Mrs. Williams and Mr. Errata explained that the application had been made because the Williams's would like to erect an additional storage facilities for Mr. Williams artwork, but that building would exceed the presently allowed coverage for accessory buildings in a Residential A District. The total coverage of the existing residence and accessory buildings and the proposed storage building would be less than 8% of the lot area. The Williams's had sought a variance from the Zoning Board of Appeals but been denied with the recommendation to come to the TPZ to seek to have the regulations changed.

There being no questions by the Commission members or members of the public the public hearing was closed.

**WORK SESSION**

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

After a brief discussion of the application submitted by Patricia and William Williams of 465 Amity Road to change the Zoning Regulations to the 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, Commission members acted on the application as follows:

**\*\* Commissioner Skolnick moved to approve the 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.**

**Granting of the approval is based on the Commission's finding that the proposed amendment is in accordance with the Tow of Woodbridge comprehensive plan.**

**The amendment shall have an effective date of May 10, 2019.**

**\*\* Commissioner Wallace seconded**

**\*\* Voting for: Commissioners Kaufman, Lipson, Wallace, Skolnick, Schatz and Zamir**

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

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

**Unanimous approval**

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

The Commission continued it's review of the proposed regulations, making adjustments and changes as needed.

The Chairman distributed an updated Zoning Map which had been prepared by Milone and MacBroom.

It was the consensus of the Commission members to have staff poll the members to schedule a special meeting on either May 22<sup>nd</sup> or 23<sup>rd</sup> to continue the Commission's review of the proposed and existing Zoning Regulations.

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

Commissioner Skolnick reported the following regarding the Regional Planning Agency meetings of SCRCOG held on February 14, 2019 and April 11, 2019

At the February 14<sup>th</sup> meeting the following items were acted on:

1. Town of Orange: Proposed Zoning Regulation Amendment to increase the maximum square foot gross floor area for convenience marts.
2. City of Milford: Proposed Zoning Regulation Amendment to Section 4.1.1 - Structures or Accessory Buildings in Residential Districts.
3. City of Meriden: Proposed Zoning Regulation Amendment to Section 213-7, Definitions, and Section 213-51, Sale of Alcoholic Liquor.
4. City of Derby: Proposed Zoning Regulation Amendment pertaining to Electronic Signs in Shopping Centers.

All of the foregoing were found to have no inter-municipal impacts and no adverse impacts to Long Island Sound.

At the April 11, 2019 meeting the following items were acted on:

1. City of West Haven: Proposed Zoning Regulation Amendments to table 39.2 and to add "Recycling Processing Facility".
2. Town of Cheshire: Proposed Zoning Regulation Amendments to Section 44a – Affordable Housing Development.
3. Town of Branford: Proposed Zoning Regulation Amendments to add Farm Event Venue as a use and the applicable standards.
4. Town of Durham: Proposed Zoning Regulation Amendments pertaining to Commercial Kennels.

All of the foregoing were found to have no inter-municipal impacts and no adverse impacts to Long Island Sound.

### **CORRESPONDENCE**

Draft Minutes of the Woodbridge Plan and Zoning Commission  
Regular Meeting of May 7, 2019

There was no correspondence to be received this evening.

**APPROVAL OF MINUTES**

- \*\* Commissioner Lipson moved to approve the minutes of the following Commission meetings, with corrections as noted by Commissioner Wallace:**
- Regular Meeting, December 3, 2018**
  - Regular Meeting, January 7, 2019**
  - Special Meeting, January 23, 2019**
  - Regular Meeting, February 4, 2019**
  - Regular Meeting, March 4, 2019**
  - Special Meeting, March 27, 2019**
  - Regular Meeting April 1, 2019**
  - Special Meeting April 22, 2019**
- \*\* Commissioner Wallace seconded**
- \*\* Voting for: Commissioners Kaufman, Lipson, Wallace, Skolnick and Zamir**
- \*\* Opposed: No One**
- \*\* Abstained: Schatz**
- Unanimous approval**

*Note: Action on the November 5, 2018 TPZ minutes was deferred until the Commission's regular meeting on June 3, 2019.*

**MEETING ADJOURNMENT**

- \*\* Commissioner Greenberg moved to adjourn the meeting at 9:08 p.m.**
- \*\* Commissioner Lipson seconded**
- \*\* Voting for: Commissioners Kaufman, Lipson, Wallace, Skolnick and Zamir**
- \*\* Opposed: No One**
- \*\* Abstained: No One**
- Unanimous approval**

**Accordingly, the meeting was adjourned at 9:08 p.m.**

Respectfully submitted,

Kristine Sullivan  
Acting Recording Secretary