

Minutes of the Woodbridge Town Plan and Zoning Commission Architectural Review Board
Special Meeting of July 27, 2022

A special meeting of the Woodbridge Town Plan and Zoning Commission Architectural Review Board (ARB) was held via WebEx on Thursday, July 27, 2022, via WebEx for the purpose of continued discussion of the proposed Over 55 Housing Development by Toll Brothers Inc. of 1710 and 1722 Litchfield Turnpike and 49, 53 and 57 Bradley Road.

The special meeting began at 5:05 pm and was attended by Board members Jennifer Huestis, Nate Topf and Andrew Robinson and Toll Brothers representatives Jack Lannamann, NY Metro Division Sr. Vice President of Toll Bros and Zachary Mongiovi, an Architectural Business Partner for Toll Bros. Inc.

In discussion the following was noted by Board members:

- Other buildings in the area have wood siding, not vinyl.
- The use of vinyl vs. wood siding in the Toll Development was something to consider.
- The elevations of the project are simple, lack detail and excitement and look unfinished.
- The use of light colors is underwhelming.
- Landscaping could be used to bring in “character.”
- The development looks “cookie cutter.”
- There remains a concern about overflow parking, in particular it is noted that there is no visitor parking on the north side of the development, on the south side by the community building.
- The aesthetics of the development seem to reflect the “current” simplified “farmhouse” feel.

In response to comments by the Board members, the Toll Brothers representatives commented:

- The stand alone spaces are not the aesthetics that homebuyers are gravitating to.
- Vinyl siding is maintenance free, but the use of real stone at the bottom of the structures gives the buildings a “richer” feel.
- Belgium block in the driveways will also add “richness.”

Mr. Mongiovi, at the request of Mr. Robinson, shared plans for a current Toll Brothers project, the Enclave at Daniels Farm in Trumbull, CT. Mr. Mogiovi noted that the colors and materials used in the project are good examples of what the Woodbridge development would use.

Board members noted:

- The limitations placed on their review by the ARB guidelines in terms of siding materials
- The need for a crosswalk for Bradley Road between the sidewalks on the north and south sides of the Development.
- The need to complete the sidewalk from 245 Amity Road to Landin Street to make a walkable block.
- Hardy plank holds paint very well as a siding.
- The ARB review does not have “teeth,” resulting in the consumer speaking louder than the ARB.

- Landscaping in the development would mature over time.

The Landscaping plans for the project shown on sheets LP 1 ~ LP 3 were reviewed . It was noted by the Toll representatives that the onsite maintenance would be done by on call contractors.

They also explained that up until there was 60% occupancy of the development , that the developer (Toll) would have control of the maintenance of the development. After that the developments homeowner's association would be in control and would utilize local 3rd parties for various maintenance areas (pool, landscaping, etc.).

Board members noted that there no elevations for the clubhouse were provided. Mr. Mogiovi screen shared as an example of what probably would be used, elevations from a Massachusetts Toll Brothers Development.

Board members concurred that a draft report will be circulated amongst them and then forwarded to the Town Plan and Zoning Commission for the scheduled public hearing by the TPZ on August 22, 2022. One of the ARB members will attend the TPZ public hearing to answer any questions that the TPZ members might have.

The special meeting was concluded at 6:10 p.m..

Respectfully submitted,

Kristine Sullivan, Staff