The regular meeting of the Woodbridge Town Plan and Zoning Commission (TPZ) was called to order on Monday, October 3, 2022, at 6:30 pm in the Central Meeting Room of the Woodbridge Town Hall, 11 Meetinghouse Lane, Woodbridge, CT by Chairman Rob Klee.

ROLL CALL

MEMBERS PRESENT: Robert Klee – Chair, Jeff Kennedy, Yonatan Zamir, Robert Reed, Paul Schatz, and Andrew Skolnick

ALTERNATES: Kathy Hunter and Chadi Noujaim

EXCUSED: No One

ABSENT: No One

Zoning Enforcement Officer (ZEO) Kristine Sullivan also participated in the meeting.

PUBLIC HEARINGS

Luciani Properties LLC: 110 Luciani Street

Special Exception permit per Section 3.3. N of the Zoning Regulations of the Town of Woodbridge for Excavation, Removal, Filling, Grading and Processing of Earth Products to construct two single family residences.

The Chairman opened the recontinuation of the public hearing on the foregoing application. It was noted that since the September 6, 2022, hearing date that the following items had been received for the hearing record:

- Plans revised to on Sheet 1 of 2 ~ 9/18/2022 and on Sheet 2 of 2 ~ 9/30/2022
- A summary of the changes to the plans
- Pictures of cracks in nearby residential basements
- Photographs from Rosalie Rowland
- An extension from the applicant granting a hearing continuation until the Commission’s regular meeting on November 7, 2022.

Because of the granting of the hearing continuation, no one was present to represent the applicant.

There being members of the public present regarding the application, the Chairman opened a public comment portion of the public hearing. Members of the public were asked to keep their comments to three minutes. At this time in the public hearing the following members of the public spoke noting.

Rosalie Rowland: 102 Luciani Street

- Questioned who the owner of the property was.

Peter J. Cofrancesco Sr: 108 Luciani Street

- Expressed concern regarding any blasting or hammering that was done to excavation material on the site.
- There were cracks in the foundation of his residence from the first excavation on the site.

There being no further comments from the public, the Chairman asked for a motion to continue the public hearing.

*** Schatz moved to continue the public hearing on the subject application to the Commission’s regular meeting on November 7, 2022.

*** Reed seconded

*** In Favor: Klee, Skolnick, Zamir, Kennedy, Reed, and Schatz.

*** Opposed: No One

*** Recused: No One

*** Abstained: No One

Unanimous vote of approval.

Anytime Sport LLC: 136 Bradley Road

Application for a special exception permit under Table 3.1, reference Section 3.3.BB of the Zoning Regulations of the Town of Woodbridge for use of the building at 136 Bradley Road as a commercial recreation and fitness indoor soccer facility.

The Chairman opened the public hearing on the subject special exception use application. Anna Mobarak on behalf of the applicant regarding the application.

In her presentation and in response to questions from Commission members she noted:

- The company also owns 110 Bradley Road which has an indoor tennis facility
- The use of the 136 Bradley Road would be to house an indoor soccer facility.
- There is adequate space in the existing building for a soccer field
- The soccer use next to the tennis facility would provide a one stop location for both tennis and soccer which would be beneficial to the community.
- The existing tennis facilities would remain in their existing location.
- The inside footprint of the existing building at 136 Bradley Road would not be changing
- The soccer facility would haven similar hours to the tennis facility of 9 am to 9 pm on weekdays and 9 am to 10 pm on weekends.
- Soccer would be offered for wherever the player age demand was.
- There is adequate onsite parking.
- The applicant is aware of the CFC soccer facility in Bethany. The intent is not to complete with CFC.
- In the future pickleball and/or volleyball might also be offered.
- There would be one regular soccer field indoors.
- In the future healthy snacks might be offered. At this time no concession stand is proposed.
- Presently the building is empty. In the past it was used for an indoor skate park and for a trash hauler business.
- Both a sports consultant and architect are involved with creating the indoor playing field. Safety concerns will be addressed as part of that design process.
- The indoor field will meet soccer specifications. Padding and netting will be provided to protect players from the walls.
The tennis facility and the soccer facility will have separate parking entrances, however there may be a sidewalk connection at some point.

Signage will be provided to clarify the separate entrances for the tennis and soccer facilities.

There were no members of the public present to comment on the application. There being comments from the public or further questions by Commission members, the Chairman asked for a motion to close the public hearing.

*** Schatz moved to close the public hearing.
*** Zamir seconded

*** In Favor: Klee, Skolnick, Zamir, Kennedy, Reed, and Schatz.
*** Opposed: No One
*** Recused: No One
*** Abstained: No One

Unanimous vote of approval.

NEW BUSINESS

Rimmon Road LLC c/o Gary Greco: 356 Rimmon Road

Application for three lot subdivision with open space

The application submitted by Rimmon Road LLC c/o Gary Greco for a three lot subdivision of the LLC’s property located at 356 Rimmon Road was formally received by the Commission. Project Engineer Alan Shepard of Nowakowski, O’Bymachow and Kane was present on behalf of the applicant to discuss the application. In his presentation and in response to questions by Commission members he noted:

- The property had 30 acres and is proposed to be divided into three large lots and open space.
- The lots would be 5 acres, 4.5 acres and 7 acres in size, with the remaining acreage open space.
- Years ago, the Conservation Commission had been contacted regarding the open space dedication and so what is shown on the subdivision map is what was requested at that time.
- All of the lots would be access off of Rimmon Road – as would the open space.
- All of the lots would be for single family homes.
- Mr. Greco’s mother lives in one of the homes that abuts the subject parcel.

Staff noted that because the property abuts the towns of both Seymour and Ansonia that notice would have to be sent to the appropriate Council of Governments of the application. Staff also noted that while not statutorily required, that the Commission historically had held public hearings on subdivision applications (the statutes require public hearings on resubdivisions). There was discussion by Commission members as to whether or not a public hearing would be scheduled. Commission members and Mr. Shepard also discussed what entity could take ownership of the open space.

At the conclusion of discussion, the Commission acted as follows regarding the subject application.

*** Kennedy moved to not schedule a public hearing on the application submitted by Rimmon Road LLC c/o Gary Greco for a three lot subdivision with open space of the LLC’s property located at 356 Rimmon Road, and defer

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action on the application to allow time for the required notice to and comment from the appropriate Council of Governments and to also provide written notice of the application to the abutting landowners.

*** Schatz seconded  
*** In Favor: Klee, Skolnick, Zamir, Kennedy, Reed, and Schatz.  
*** Opposed: No One  
*** Recused: No One  
*** Abstained: No One  
Majority vote of approval.

WORK SESSION

Luciani Properties LLC: 110 Luciani Road  
Special Exception permit per Section 3.3. N of the Zoning Regulations of the Town of Woodbridge for Excavation, Removal, Filling, Grading and Processing of Earth Products to construct two single family residences.  

As previously noted under the public hearing portion of the meeting, the public hearing on this application was recontinued until the Commission’s regular meeting on November 7, 2022.

Anytime Sport LLC: 136 Bradley Road  
Application for a special exception permit under Table 3.1, reference Section 3.3.BB of the Zoning Regulations of the Town of Woodbridge for use of the building at 136 Bradley Road as a commercial recreation and fitness indoor soccer facility.  

After discussion regarding if the Commission had the authority to address concerns regarding safety of players on the indoor soccer field, it was the consensus of the Commission members that issue would be addressed through the business’s insurance.  

The Commission members then acted on the subject application according to the following motion:  
*** Zamir moved to approve the application by Anytime Sport LLC for a special exception permit under Table 3.1, reference Section 3.3.BB of the Zoning Regulations of the Town of Woodbridge for use of the building at 136 Bradley Road as a commercial recreation and fitness indoor soccer facility  
*** Schatz seconded  
*** In Favor: Klee, Skolnick, Zamir, Kennedy, Reed, and Schatz.  
*** Opposed: No One  
*** Recused: No One  
*** Abstained: No One  
Majority vote of approval.

Discussion and appropriate Action regarding cleanup of Zoning Regulations  

After discussion, it was the consensus of the Commission members to have staff resend the cleanup of the regulations that had been drafted by Glenn Chalder and continue discussion of that draft at the Commission’s regular meeting on December 5, 2022.

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Discussion and appropriate Action regarding action on cannabis regulations

There was discussion of this item, after which it was the consensus of the Commission to defer further discussion to November 7, 2022, regular meeting of the Commission.

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

Commissioner Skolnick reported that at the September 15, 2022, meeting of the Regional Planning Commission of SCRCOG, that the RPC had determined that the following Action Item did not have any intermunicipal impacts, or adverse impacts to Long Island Sound:

- City of Milford: Proposed Zoning Regulation Amendment to Article III, Section 3.18.2 Corridor Design Development District 3.

Other Business

- Commissioner Hunter who also chairs the Housing Committee, requested that the Commission add to its monthly agenda a report from the Housing Committee. It was the consensus of the Commission to add that report to the monthly Commission meeting agenda.

- The Chairman reported that he has been serving as the Commission’s liaison to the Commission on Publicly Owned Properties (CUPOP) and will make report back to the TPZ members.

Report of the Zoning Enforcement Officer

The ZEO had nothing to report.

CORRESPONDENCE RECEIVED

No correspondence had been received that was not related to items on the evening’s agenda.

APPROVAL OF MINUTES

Action on minutes of the Regular Meeting on September 6, 2022, was deferred until the Commission’s regular meeting on November 7, 2022.

MEETING ADJOURNMENT

*** Schatz moved to adjourn the meeting at 8:00 pm
*** Reed seconded
*** In Favor: Klee, Skolnick, Kennedy, Zamir, Reed, and Schatz
*** Opposed: No One
*** Recused: No One
*** Abstained: No One
Unanimous vote of approval.

Accordingly, the meeting was adjourned at 8:00 pm

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Respectfully submitted,

Kristine Sullivan,