VOTE RECORD
WOODBRIDGE TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING OF NOVEMBER 7, 2022

The following votes were taken at the regular meeting of the Woodbridge Town Plan and Zoning Commission, which was held on November 7, 2022, in the Central Meeting Room Town Hall, 11 Meetinghouse Lane, Woodbridge, Connecticut, attended by:

Robert Klee, Chairman, Andrew Skolnick, Yonatan Zamir, Jeff Kennedy, Kathy Hunter (alternate) and Chadi Noujaim (alternate)
Paul Schatz was excused. Robert Reed was absent. Susan Cassidy (alternate) had previously submitted her resignation.
Hunter voted in place of Schatz and Chadi Noujaim voted in place of Reed.

1. 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.

*** Skolnick moved in to close the public hearing on the subject Application at 7:51 pm.
*** Zamir seconded
*** In Favor: Klee, Skolnick, Zamir, Kennedy, Hunter and Noujaim.
*** Opposed: No One
*** Reused: No One
*** Abstained: No One
Unanimous vote of approval.

2. Litchfield Turnpike LLC: 10 and 14 Merritt Avenue
Application for fifteen lot subdivision

*** Klee moved to schedule a public hearing on the application of Litchfield Turnpike LLC for a fifteen lot subdivision of property of the LLC located at 10 and 14 Merritt Avenue for the Commission’s regular meeting on Tuesday, January 3, 2023.
*** Zamir seconded
*** In Favor: Klee, Skolnick, Zamir, Kennedy, Hunter, and Noujaim.
*** Opposed: No One
*** Reused: No One
*** Abstained: No One
Majority vote of approval.
3. **Anthony J. and Patricia Santagata: 9 Manila Avenue**

Application for three lot subdivision

*** Kennedy moved to schedule a public hearing on the application of Anthony J. and Patricia Santagata for a three lot subdivision of their property located at 9 Manila Avenue for the Commission’s regular meeting on Monday, December 5, 2022

*** Klee seconded

*** In Favor: Klee, Skolnick, Zamir, Kennedy and Noujaim.

*** Opposed: Hunter

*** Recused: No One

*** Abstained: No One

Majority vote of approval.

4. **Rimmon Road LLC c/o Gary Greco: 356 Rimmon Road**

Application for a three lot subdivision with open space

*** Skolnick moved to approve the application of Rimmon Road LLC c/o Gary Greco for a three lot subdivision with open space of property of the LLC located at 356 Rimmon Road, Woodbridge, Connecticut. The subdivision approval is based on the following plans prepared by by Nowakowski, O'Bymachow and Kane, entitled and dated:

- Sheet 1 – “Subdivision of Property, Prepared for Rimmon Road, LLC, 356 Rimmon Road, Woodbridge, Connecticut”, Scale: 1” = 100’; Dated May 10, 2022, revised to Oct. 25, 2022;
- Sheet 2 – “Overall Site Plan, Prepared for Rimmon Road, LLC, 356 Rimmon Road, Woodbridge, Connecticut,” Scale: 1” = 100’; Dated May 10, 2022, revised to Oct. 25, 2022;
- Sheet 3 – “Site Plan – Lot 1, Prepared for Rimmon Road, LLC, 356 Rimmon Road, Woodbridge, Connecticut,” Scale: 1” = 100’; Dated May 10, 2022, revised to Sept. 12, 2022;
- Sheet 4 – “Site Plan - Lot 2, Prepared for Rimmon Road, LLC, 356 Rimmon Road, Woodbridge, Connecticut,” Scale: 1” = 100’; Dated May 10, 2022, revised to Oct. 25, 2022;
- Sheet 5 – “Site Plan – Lot 3, Prepared for Rimmon Road, LLC, 356 Rimmon Road, Woodbridge, Connecticut,” Scale: 1” = 100’; Dated May 10, 2022, revised to Oct. 25, 2022;
- Sheet 6 – “Soil and Erosion Control Plan, Prepared for Rimmon Road, LLC, 356 Rimmon Road, Woodbridge, Connecticut”, Scale: 1” = 100’; Dated May 10, 2022, revised to Oct 25, 2022;
- Sheet 7 – “Sight Line Map for Lot 1, Prepared for Rimmon Road, LLC, 356 Rimmon Road, Woodbridge, Connecticut”, Scale: 1” = 100’; Dated May 10, 2022, revised to Sept. 12, 2022; and
- Sheet 8 – “Site Line Map for Lot 2 and Lot 3, Prepared for Rimmon Road, LLC, 356 Rimmon Road, Woodbridge, Connecticut”, Scale: 1” = 100’; Dated May 10, 2022, revised to Sept. 12, 2022.
In accordance with Connecticut General Statute Section 8-26c, all work in connection with the subdivision shall be completed within five years after the approval of such plan for the subdivision. This expiration date shall be November 7, 2027. The mylar for the approved subdivision shall be filed or recorded on the Land Records of the Town of Woodbridge in accordance with Section 8-25 of the Connecticut General Statutes. Failure to file or record the subdivision plan in the time prescribed by CGS 8-25 shall result in the subdivision approval becoming null and void.

*** Zamir seconded
*** In Favor: Klee, Skolnick, Zamir, Kennedy, Hunter and Noujaim.
*** Opposed: No One
*** Recused: No One
*** Abstained: No One
Unanimous vote of approval.

5. 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.
*** Klee moved to deny the application of Luciani Properties LLC for a 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 on property of the LLC located at 110 Luciani Road, because despite requests by the Commission and Commission’s consulting engineer, the applicant did not provide:
• A geotechnical analysis and report on the existing rock slope due to its potential to cause damage to the parcels themselves and the neighboring properties, and the potential to endanger public health and safety during the demolition of the rock slope.
• An updated arborist report regarding the existing trees on the site and their potential to be affected by the proposed site work.
• A narrative describing how runoff will get into the temporary sediment trap during the construction period and details of the temporary sediment trap construction.
*** Kennedy seconded
*** In Favor of the motion to deny the application: Klee, Skolnick, Kennedy, Zamir, Hunter and Noujaim
*** Opposed: No One
*** Recused: No One
*** Abstained: No One
Unanimous vote of approval.
6. **Meeting Adjournment**

   *** Zamir moved to adjourn the meeting at 10:01 pm
   *** Skolnick seconded
   *** In Favor: Klee, Skolnick, Kennedy, Zamir, Hunter, and Naujaim
   *** Opposed: No One
   *** Recused: No One
   *** Abstained: No One

   Unanimous vote of approval.

The meeting was adjourned at 10:01 p.m.

Respectfully submitted,

Kristine Sullivan,