December 23, 2020

Town of Woodbridge
Town Plan & Zoning Commission
4 Meetinghouse Lane
Woodbridge, CT 06525

RE: Elimination of Zoning Regulations

Dear Commission Members,

After living in the Town of Woodbridge for 44 years I cannot believe a zoning application to dismantle our current zoning regulations has been submitted. (multi-family units anywhere?)

I do realize that the Town must accept all zoning applications and I sincerely believe that you will agree that this this is totally far reaching. As a matter of fact, it’s so far out that it would immediately lower all values of residential property and definitely call for a serious property tax increase.

This application boarders on insanity and must be denied. I sincerely hope and pray that you deny this application and keep our very special Town as is.

Thank you.

Joseph C. Jalowiec

Christine Jalowiec
12-24-2020

Dear Members of the Town Plan & Zoning Commission,

Once again, Money Hungry Investors, are trying to change the pleasant face of our existing peaceful community.

May I say by way of this letter, that I am 100% against any changing of current existing Zoning regulations that would apply to this application, or any future similar application.

Respectfully,

Frederick Carasante

( this letter may be shared )
December 26, 2020

Dear Members of the Plan & Zoning Commission:

It is inconceivable that during a deadly pandemic during which people's lives are being turned upside down the Town should be asked to consider a major revision to the zoning laws via a 145-page application by an out-of-town organization. Businesses are shutting down and for some residents there is no guaranteed paycheck.

This is not the time for a decision of such magnitude to be made via video conferencing. Apparently, many residents are not even aware that this proposal has been submitted or the rational behind it.

This issue requires the thoughtful presence of the body politic and thus needs to be postponed until such time as meetings are regularly convened and attended in person.

Respectfully,

Kathryn Philp  Paul Philp

Kathryn Philp  Paul Philp
DEAR TOWN PLANNING & ZONING COMM.

WE HAVE SERIOUS CONCERNS ABOUT ZONING CHANGE REQUEST AT ORCHARD RD.

HAS THE SEPTIC SITE BEEN APPROVED FOR THE ADDITIONAL BATHROOMS & BEDROOMS?

HAS THE WELL SHOWN TO BE ABLE TO SUPPLY FOUR FAMILIES WITH WATER?

WHAT WILL PAYING NINE PARKING SPACES DO FOR WATER RUN OFF?

OUR ZONING IS BASED ON THE FACT OF OUR INFRASTRUCTURE & WE DO NOT THINK IT CAN SUPPORT THE DENSITY
THE APPLICANT IS TRYING TO CHANGE. ALSO NINE PARKING SPACE MAY NOT BE ENOUGH FOR THE RESIDENTS & GUESTS.

THE ENVIRONMENT OF WOODBRIDGE DOES NOT SEEM LIKE IT CAN SUPPORT MULTI FAMILY STRUCTURES PROPERLY. AT MOST LOCATIONS.

THANK YOU

ROSELYN HSAM AO
ARROW ATKINSON
2 Orchard Road

From: Henry Misiak (misiakhenry@yahoo.com)
To: ksullivan@woodbridgect.org
Date: Monday, December 28, 2020, 07:33 AM EST

TO: Town Plan & Zoning Commission
4 Meetinghouse Lane
Woodbridge, CT 06525

I am writing to you to express my concern and displeasure over the zoning application for a 4 family building in a residential area. If passed this would open up the floodgates for more of these structures all around this town. We do not have city water and sewage treatment plants in our residential areas and if passed would cause severe aquifer and septic problems in these areas.

As you know a few months ago “outsider liberal voices” were planting the seeds about more diversity in our housing zoning in order to change the landscape and infrastructure of our town. With this zoning application and the “outsider diversity propaganda” it is starting to smell of a strategy to change this town. I hope the Town Plan & Zoning Commission are not complicit in this attempt.

I worked very hard all my life to provide my family a safe and comfortable lifestyle in Woodbridge. I have paid higher taxes for all the opportunities this town offers and I have enjoyed living here. I do not need forced “affordable” Housing shoved down my throat or my neighbors. I really do not care if a person is black, white, Asian or any other race as long as they abide by the 1 1/2 acre single family zoning laws in our town...do not let this zoning be destroyed.

Vote NO to this application.

Thank You

Henry Misiak
71 Milan Road
Woodbridge, CT 06525
December 28, 2020

Town Plan & Zoning Commission

4 Meetinghouse Lane

Woodbridge, CT 06525

Re: 2 Orchard Road, Woodbridge, CT

Commissioners:

I recently received a mailing as a postal customer in Woodbridge, CT. It is my understanding that a group purchased the property at 2 Orchard Road and is planning to demolish the single family house to build a 4-family unit. Not only do they want to construct a multi-unit building, they are also seeking to eliminate the current zoning regulations.

This letter is to voice my concerns. I strongly oppose such multi-unit construction and dense development in the Town of Woodbridge. We have planning and zoning regulations to preserve our town, and not to overburden our services and systems.

I am not able to remotely attend the upcoming meeting scheduled for January 4, 2021.

Very truly,

Roxanne L. Brown

Roxanne L. Brown

1056 Johnson Road

Woodbridge, CT 06525
To: Town Plan & Zoning Commission:

I am writing to implore you to maintain our current Zoning restrictions for Woodbridge. As stated in your letter, our septic systems and water wells will be impacted by any changes such as listed concerning the 4 family building that lawyers from New Haven want to build on Orchard St. If we make such changes for this, it will snowball into other changes depending on want and need. This is a dangerous precedent to establish. People here in Woodbridge worked hard and saved money in order to buy and live in a quiet wooded area. I do not want to see our town turn into a greater section of New Haven. I taught in New Haven and like the town but chose Woodbridge to live in for the quiet, peaceful town that it chooses to be. Don’t open any doors because you don’t know what is lurking behind them. These lawyers are after some recognition/power. Please don’t cave into their plan.

Arthur and Suzanne Principe
66 Pease Rd.
Woodbridge
Dear Sir & Madame,

I am opposed to the dismantlement of the existing 1.5 acre zoning for homes. Based on the lack of city water or sewer service within the town, the impact on our aquifer & the potential negative impact on health. We don't need any added traffic in our town as well.

I would definitely vote NO regarding a diminishment of the current zoning regulations if it were to be put to a vote.

Sincerely,

Margaret Weeks
14 Diana Dr.
Woodbridge, CT
Dear Members:

Please do not dismantle our current 1.5 acre single family home zoning that we have today.
We do not have city water or sewer service in the majority of our town.
Dense housing needed water supply and septic systems when overburdened create health hazards.

Siegfried Kra  MD  FACP
Associate Professor Yale School of Medicine
Associate Professor Quinnipiac School Of Medicine
Ms. Anna Lehrer
3 Redwood Ln.
Woodbridge, CT 06525

12/23/02

To: Dr. Paul & Dr. hy. Gordon

400 No. Bannock St.
Winnipeg, MB

To Whom It May Concern

My name is Anna Lehrer. I turned 60 years old 2 years ago and I
love Manitoba. The way that

it is now

I reject this application for
the Senior Income for

Muri Family Heritage.

Sincerely,

Anna Lehrer
Town Plan & Zoning Commission,

The plan for rezoning our neighborhoods is not acceptable.
I have been a resident of Woodbridge for 50 years! We have homes that are two families which is acceptable, however what I seen read is not acceptable.

Please vote No for all current applications. Thank you

Lorraine Seccia
22 North Ave
Woodbridge CT 06525

12/23/2020
To: Members of the Woodbridge Town Plan and Zoning Commission

Re: Public Hearing on Zoning Application

Date: December 21, 2021

I am expressing my view of the zoning application being addressed at the public hearing of the town plan and zoning commission on January 4, 2021.

I think this is an important discussion for our community and beyond to consider and explore.

I am aware of both the need to address the economic inequities of housing ownership and the resource issue to support multi-family building in our town.

I do not have a solution and yet, believe that there is one to be found through more discussion, understanding and creativity.

I do think any changes would need to be incremental and not all at once.

I appreciate the ability to have my voice heard by all members of the commission.

Sincerely,

Concerned resident of Woodbridge
Zoning Application

Stuart Peck
To: ksullivan@woodbridge.org
Thu, Dec 31 at 11:37 AM

Email to "ksullivan@woodbridge.org"

Dear Sir,

At some time during the month of December I received a broadside delivered to my mailbox imploring anyone reading it to voice their opinion on the matter set forth to members of the Town Planning and Zoning Commission.

Truth to tell, I wasn't going to trouble either you or myself about it for the simple reason that to my own way of thinking, the application to allow for multiple family dwellings on Orchard Road or anywhere else in town for that matter - flies directly in the face of the zoning regulations in existence or have ever existed since the inception of zoning here in Woodbridge. It is so patently ridiculous that any response to it should ever be simply, "No." And you have my permission as well as my heart-felt wish that you "show them the door".

The argument has been put forth that neighborhoods can in no way be "citified" in this manner for the simple reason that the land can in no way support either the sewage generated nor the water that would be required by housing so many in such concentration. That is very likely so, but I'm no student of the subject and so I wouldn't know. It does seem a plausible argument against the proposal.

But to the best of my knowledge, neither the state nor the federal government has as yet felt the necessity to interfere in the matter of
zoning regulations which have traditionally been the provenance of our local governments. Let us do our best to keep it that way.

Thank You and Happy New Year

Stuart M. Peck

47 Newton Road
Woodbridge, Ct
Wednesday, 12/30/20

216 Rinnon Road
Woodbridge, CT 06525

To: The Town of Woodbridge Planning
    and Zoning Commission

I write this letter today to strongly urge all of you to cast a "NO" vote for allowing a change in the Town's zoning regulations to allow for multi-family dwellings built in our Town.

As a life-long resident, it is hard to believe this proposal is even being considered. I grew up in a rural community in a house that my parents built in 1950-1957. It was a beautiful town with lots of space.

Over the years, I've watched with horror as my town grew and grew taking more and more of the open space that there was and replacing it with huge homes and mansions! It is rapidly becoming a city and if this zoning change is allowed to happen, I'm afraid there will be nothing to stop it!

Please do not pass this change! I love our Town & if this type of multi-family housing is allowed, our Town's resources will be greatly impacted for the worse! It is time we stand up and protest the integrity of Woodbridge!

Sincerely,
Christine M. Hawron
Christine M. Hawron
To: Town Plan and Zoning Commission  
   Town of Woodbridge  
From: Joseph Solodow, 11 Clark Road  
Date: December 29, 2020  

Dear fellow-townsmen:

I write in regard to the zoning application before you that would allow a four-family building to be put up at 2 Orchard Road. Rejecting the claims of Woodbridge Citizens for Town Planning, as put forth in a recent circular, I write in support of the application.

So as not to give the impression of aiming to create some rhetorical effect, let me address the several issues raised in that circular in the order in which it raises them.

A first claim may be implicit in the contrasting photo and drawing on the front of the circular: the home is lovely and the proposed apartment house unattractive, the sort of thing we wouldn't want to look at, much less have next door. Such a claim makes no sense whatever in. The existing home depicted is fine. Yet the proposed building is equally fine. On my frequent long walks through our town, I've seen many houses no less large; some I would even describe as monstrous.

Next, the explicit claim that "WE must be in control of our Town's future!" That's not the issue. Control of the town is not being yielded to anyone; the application does not "dismantle [my emphasis] our current 1.5 acre single-family home zoning." If accepted, the proposed plan would constitute an exception, to be sure, but that's all—an exception. You need not throw out the baby with the bath-water; you need not eliminate any current zoning restrictions. Just allow this building to be built.

Then, claims are presented about city water and sewer service. These are certainly legitimate concerns, which I share, but they need to be addressed by the competent authorities of the Town or, if necessary, by impartial outside experts who are consulted. Such experts should be selected by the Commission and paid by the applicant.

So much for addressing the objections raised against the proposal, which are without merit. Yet there are two compelling reasons why the Commission should approve the application. On the local level, the proposed four-unit building will cause no harm. No one should fear a nine-car parking lot. Quite a few homes in Woodbridge already have five- and six-car garages, with vehicles parked outside in addition. Taking a broader perspective, we ought to recognize that Connecticut needs affordable rental housing. It has very little, and the result is that persons of modest means cannot live in the state. Our society, by which I mean our country as well as our state, is riven by economic (and consequently by social and political) inequality. We should not promote or even passively allow such inequality to persist. We in Woodbridge can take this small, inoffensive step to help remedy that situation, and I urge you to do just that. Please approve the application.
Wednesday December 30, 2020

216 Rimmian Rd
Woodbridge, CT 06525

Town Plan and Zoning Commission
4 Meetinghouse Lane
Woodbridge, CT 06525

TO Members of Woodbridge Plan
+ Zoning Commission:

As a lifelong Woodbridge resident, I am outraged and mystified that the town I love would even consider changing current zoning restrictions to allow multifamily housing units be built and scattered throughout this town. My family began building our home 20 years ago in this quiet and rural community with the knowledge that the higher taxing costs and 1.5 acre single family home zoning were worth it to ensure the life we desired and have paid for. We cannot support increase burden on our water supply and septic systems let alone on our school system. I am not alone in this desire to prevent drastic changes to the zoning restrictions and I expect fellow Woodbridge residents will voice their outrage as well. I urge all members to vote NO to these proposed changes.

Sincerely,

Marybeth Gawron
Margie Gaum
Liva Wright  
26 Ox Bow Lane  
Woodbridge, CT 06525  

December 29, 2020  

Members of the Town Plan & Zoning Commission  
4 Meetinghouse Lane  
Woodbridge, CT 06525  

Esteemed Members of the Woodbridge Town Plan & Zoning Commission:

I am writing in reference to the zoning application to dismantle the current 1.5 acre single-family home zoning that currently exists in a considerable section of our town.  

We are a multi-generational household, and we chose Woodbridge so that we could own an affordable home on a relatively large lot, where children can play, and where cars and trucks pass infrequently on our quiet lane. Most of my neighbors chose to live in this area for the same reasons. Like many of my neighbors, we rented a modest apartment in New Haven for many years, so that we could save money to purchase the home of our dreams in Woodbridge.  

Compared to many other towns of Connecticut, Woodbridge is quite affordable, and there is a considerable number of very affordable homes on smaller lots in the southeastern part of Woodbridge, adjacent to the New Haven border. The residents of this section of Woodbridge have access to all of the amenities the town of Woodbridge offers, while having a lower cost of living.  

I believe that Woodbridge residents should have the right to decide the future of the town. I doubt that any of the members of the Open Communities Alliance who wish to build a 4-household dwelling at 2 Orchard Road are actually planning on living there, or moving in next door to this dwelling. Do they even live in Woodbridge? Would they themselves appreciate having no voice as to what happens next door to their properties, wherever they may be? Having a multi-unit dwelling would invariably result in increased noise and traffic in the area around 2 Orchard Road, which is something that the people living in the neighboring single-family properties may not appreciate.  

We live in a free country, where citizens have the right to decide what happens to them and their communities. I have lived in a Communist country, and have experience with the opposite scenario. I do believe that those who have the means are obligated to help those who are less fortunate, but that can be accomplished in ways other than forcibly imposing on residents of a suburban town, who choose to live there because of the lifestyle that is unique to that town.  

Sincerely,  

Liva Wright
To the Planning and Zoning Commission,

As a former member of Woodbridge's Planning Commission, I strongly oppose amending the zoning regulations to allow multifamily housing in our residential A zones where only single-family homes are currently allowed. In a town like Woodbridge, where most residents are dependent on septic and wells, having multifamily housing in residential A zones would jeopardize our wells. The contamination from large multifamily communal septic systems, a large part of which is located in water shed areas that provide water for the Greater New Haven area, so increasing density in these areas with increased run-off from large multifamily septic systems and increased pressure to accommodate all these cars packed at these multifamily units. The last thing that should be considered is increased density in residential A with multifamily housing can degrade the natural environment which is home to many species of wildlife that can only survive and thrive in less densely developed areas. Therefore, please stop this application to amend our thoughtful current zoning regulations to keep Woodbridge well's safe and environmentally sensitive areas always protected!

Sincerely,

Michael D. Broderick D.V.M.
Dear Commission Members,

People work hard so they can afford to live in towns like Woodbridge. They come here for its schools, bucolic setting, and quality of life. As Woodbridge residents and taxpayers, we have the right to decide what kind of zoning laws we want for our town.

Affordable housing is not a simple issue. It can cause far-reaching negative effects upon our community. It can create health hazards and affect water supply in nearby areas. Increased population density increases noise levels, school enrollment, and pressure on public services.

Don't open Pandora's Box!

Sincerely,

Joan Dekas
Dear Members of the Town Plan & Zoning Commission,

In receiving the notification of plans to allow multi-family housing to be built in our town we want to voice our opinion against such a proposal. Woodbridge is a desirable town to live in due to all the open space, large properties, privacy, single family homes and beauty it has to offer families. Multi-family homes are not what Woodbridge needs. Our quiet neighborhoods are special and attract many families to this town.

What Woodbridge does need is an area like Bradley Road to be filled with boutiques, cafes, bookstores, restaurants and more for families and friends to meet and gather at. A “Main Street” of some sort where residents of this town can walk down and shop, mingle and grab a coffee or a bite.

Taking a look at New Canaan’s Main Street should be a model of what this beautiful town of ours needs.

Please consider focusing less on more housing and MORE on attractions for families in this quaint town.

Thank you.

Sincerely,

A Woodbridge Resident