

**TOWN PLAN AND ZONING COMMISSION
TOWN OF WOODBRIDGE
SPECIAL MEETING ON FEBRUARY 27, 2006**

A special meeting of the Town Plan and Zoning Commission of the Town of Woodbridge was held on Monday, February 27, 2006, in the Board Meeting Room 16 of the Woodbridge Town Hall, 11 Meetinghouse Lane, Woodbridge, Connecticut.

ROLL CALL

Present were: Gilbert Hogan, Warren Luciani, David King and Michael Broderick

Alternates: William Fox

Excused were: Donald Celotto, Joseph Palmieri, Julie Kohler (alternate) and Michael Lohne (alternate)

Absent were: None

Also Present: Kristine Sullivan, Land Use Analyst

The meeting commenced at 7:35 p.m.

ELDERSLIE LANE PERFORMANCE BOND: Discussion and appropriate action regarding the resubdivision performance bond for Elderslie Lane.

Mrs. Sullivan reported that invoices for snow removal by the Town of Elderslie Lane, done prior to the acceptance of the road by the Town, have not been paid to date. Town Counsel has advised that release of the performance bond should not be made until payment of those outstanding invoices.

No one representing the developer was present to discuss the matter.

Further discussion of this matter was deferred until the Commission's regular meeting on March 6, 2006.

REGULATION REVISIONS: Discussion and appropriate action regarding draft regulation revisions prepared by the Commission's consultants, Murtha Cullina LLP and Draft Active Adult Community Development Regulations prepared by Woodbridge Village Associates, LLC.

Attorney John Knuff counsel for Woodbridge Village Associates, LLC; Paxton Kinol of Investment Management Corp.; and Gary Sorge of Vollmer Associates distributed and discussed the following documents with Commission members and staff:

- Amendment of Zoning Regulations, Town of Woodbridge, Connecticut, Draft February 27, 2006, New Section: Downtown Village District (DVD)
- Amendment of Zoning Regulations, Town of Woodbridge, Connecticut, February 27, 2006: Active Adult Planned Development District (AAPDD).

Woodbridge Village, Representative Proposed Site Amenities, dated February 27, 2006.

Electronic copies of the draft DVD and AAPDD Regulations will be provided to staff by Attorney Knuff so that they can be distributed to TPZ members in that format for additional review and discussion.

Continued discussion on this agenda item was continued until the Commission's regular meeting on Monday, March 6, 2006.

ADJOURNMENT

It was the consensus of the Commission members to adjourn the meeting at 9:45 p.m..

Respectfully submitted,

Kristine Sullivan, Staff