

# TOWN OF WOODBURY

## Zoning Commission

281 Main Street South  
Woodbury, Connecticut 06798-0369  
(203)263-3467 ~ www.woodburyct.org

**TO:** Whom it May Concern  
**FROM:** Woodbury Zoning Commission  
**DATE:** November 7, 2016  
**SUBJECT:** **November 9, 2016 SPECIAL Meeting/Public Hearing**

*The Woodbury Zoning Commission shall hold a Special Meeting/Public Hearings on Wednesday, November 9, 2016 commencing at 7:30 PM at the Shove Building, 281 Main Street South:*

**1) REGULAR MEETING:**

- a) Call to Order
- b) Seating of Members and Alternates/Conflict of Interest
- c) Continue Regular Meeting After Public Hearing

**2) PUBLIC HEARINGS (*Continued*):**

- a. 16-ZC-1615 / Joseph Sampieri / 121 Main Street North / Special Permit to Open Retail Garden Center, Farm Market & Cafe / Map 090 / Lot 007 / CH: 11/17/16

**3) PENDING APPLICATIONS:**

- a. 16-ZC-1615 / Joseph Sampieri / 121 Main Street North / Special Permit to Open Retail Garden Center, Farm Market & Cafe / Map 090 / Lot 007 / CH: 11/17/16

**4) NEW APPLICATIONS:**

- a. 16-ZC-1618 / Town of Woodbury / Proposed Amendments to Zoning Regulations to Add Section 5.7 MRD – Multiple Residence District (*Public Hearing Date Scheduled for January 10, 2017*)

**5) OTHER BUSINESS:**

- a. Review of New Business / 4 Main Street South / Jennifer Black / “The Powder Room” to Replace Consignment Antique Shop / Map 105 / Lot 044
- b. Review of New Business / 726 Main Street South (Middle Quarter Mall Bldg. #5) / Charlotte Adams / “Rustic Charm” to Replace Chris Clark Golf Clubs / Map 102 / Lot 020

**6) UPDATES ON LAND USE BOARDS & COMMISSIONS**

**7) ENFORCEMENT REPORT:**

- a) 15-ENF-0003 / Jared Wilkas / 38 Sanford Rd. / **C & D** Operation of a Tree Business without a Permit (Section 4) / Map 021 / Lot 048 / Zone OS60
- b) 13-ENF-0030 / Ronald F. Parkhurst / 641 Weekepeemee Road / **C & D** Illegal Apartment in Detached Garage and Illegal Apartment in House (Sec. 4.1) / Map 044 / Lot 007 / Zone OS100
- c) 16-ENF-0015 / Darren McGovern (owner), Danielle Elizabeth Florist (tenant) / 121 Main Street North / **NPV (5/11), NVRVC (6/1)** Florist – Garden Center Business Operating without Application to the Land Use Office (sec. 5.1.3), External Evidence of Business (sec. 5.1.6.E) & Signage without Permits (section 7.5.18.1 & 7.5.18.3) / Map 090 / Lot 007 / Zone MSD & HD

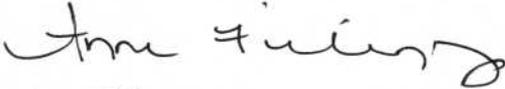
- d) 16-ENF-0016 / Julia Olson / 39 Transylvania Road / NPV (5/4), NVRVC (6/27) Home Based Business without Permits (Sec. 4.1.3) & Possible Junk Yard (Sec. 3.2) / Map 036 / Lot 053 / Zone R40
- e) 16-ENF-0023 / Soulbury / 813 Main Street South / NPV (8/23) Outdoor Display Violation of Zoning Permit #9641 / Map 102 / Lot 050 / Zone MQ & HD

**8) CONSIDERATION OF MINUTES – 10/25/16**

**9) CORRESPONDENCE**

**10) ADJOURNMENT**

Respectfully Submitted,



Anne Firlings  
Administrative Assistant, Land Use Office

RECEIVED & FILED  
IN WOODBURY, CT

This 17<sup>th</sup> day of NOV 2016  
at 9:20 o'clock A.M  
Suzanne Cooper  
ADDY Town Clerk