



# Town of Woodbury Zoning Commission

281 Main Street South  
Woodbury, CT 06798  
203.263.3467 • [www.woodburyct.org](http://www.woodburyct.org)

## REGULAR MEETING AGENDA

Tuesday, January 10, 2023 – 7:00 PM  
Senior Community Center  
265 Main Street South, Woodbury, CT 06798

Masks recommended for those with  
cold or flu symptoms and when  
COVID-19 community level is medium or high

### OPENING OF MEETING

- Call to Order
- Seating of Members / Alternates
- Conflict of Interest Reminder (CGS §8-11 & Woodbury Town Charter Section 901)

### ELECTION OF OFFICERS

- Chair
- Vice Chair

### PUBLIC HEARINGS

- **22-ZC-0021 – 265 Main Street South / Map 104, Lot 73A / OS-60 District**  
(Also: 281 Main Street South, Map 104, Lot 82, MSD District & 41 Park Road, Map 103, Lot 28, OS-60)  
Special Permit / Site Plan: Outdoor Recreation per Zoning §3.4.6 and §5.1.3 for eighteen (18) disc golf stations. Town of Woodbury (P&R) (applicant/owner). CH by 02/14/23
- **22-ZC-0020 – 785 Washington Road / Map 70, Lot 26, 27 & 28**  
Petition for Zoning Map Boundary Change: OS-100 to MQ District  
Drax Wellness Group, LLC (applicant). Tapawingo Tubing, LLC (owner).  
*Applicant requests with extension postponement of the "opening" of the Public Hearing to 02/14/23*
- **22-ZC-0018 – 785 Washington Road / Map 70, Lot 26, 27 & 28**  
Petition for Zoning Text Amendment: Establish new Woodbury Wellness District & Standards  
Petition for Zoning Map Boundary Change: OS-100 to new Woodbury Wellness District  
Drax Wellness Group, LLC (applicant). Tapawingo Tubing, LLC (owner).  
*Applicant requests with extension postponement of the "opening" of the Public Hearing to 02/14/23*

### PENDING APPLICATIONS

- **22-ZC-0019 – 506 Main Street South / Map 103, Lot 5 / MSD/MQ and HD#1 Districts**  
Amendment of Special Permit / Site Plan 21-ZC-2109 – Modification to rear parking lot layout and lighting.  
506 Main Street South LLC (applicant/owner)

**NEW APPLICATIONS**

- **23-ZC-0002 – Judson Avenue Bridge #05061 over Pomperaug River / R40 and Flood Plain Districts**  
Flood Plain Permit per Zoning §6.1 for preservation and rehabilitation of existing bridge.  
Town of Woodbury (applicant/owner), SLR International Corporation (agent)  
*Receipt of Application – holding of a Public Hearing is discretionary*
- **23-ZC-0003 – So. Pomperaug Ave Bridge #168012 over unnamed stream /OS-80 and Flood Plain Districts**  
Flood Plain Permit per Zoning §6.1 for bridge replacement.  
Town of Woodbury (applicant/owner), SLR International Corporation (agent)  
*Receipt of Application – holding of a Public Hearing is discretionary*
- **23-ZC-0004 –**
  - **Jack’s Bridge Road Bridge #05062 over Weekeepemee River / OS-100 and Flood Plain Districts**
  - **Minortown Rd. Ext. Bridge #05066 over Nonnewaug River / OS-60 and Flood Plain Districts**
  - **Pomperaug Road Bridge #05067 over Pomperaug River / OS-80 and Flood Plain Districts**
 Flood Plain Permit per Zoning §6.1 for preservation and rehabilitation of existing bridges.  
Town of Woodbury (applicant/owner), SLR International Corporation (agent)  
*Receipt of Application – holding of a Public Hearing is discretionary*
- **23-ZC-0001 – 75 Bacon Pond Road / Map 21, Lot 34A / PI District**  
Special Permit / Site Plan: New construction of two buildings including associated site improvements.  
69 Bacon Pond, LLC (applicant/owner).  
*Receipt of application and setting of public hearing. OH by 03/16/23*

**ENFORCEMENT**

- **22-ENF-0013 – 641 Main Street South / Map 102, Lot 28 / MQ District**  
Unauthorized Sign: Wall Banner Sign – Ayrca Gelinias (tenant) / 641 Main Street South, LLC (owner)  
*NOV sent 12/20/22*
- **22-ENF-0018 – 361 Rail Tree Hill Road / Map 54, Lot 3C-5 / OS-100 District**  
Unauthorized Use: Short-Term Transient Visitor Lodging – Daniel & Francesca Lisk  
*NPV sent 11/22/22*
- **22-ENF-0020 – 922 Main Street North / Map 25, Lot 28 / OS-60 District**  
Unauthorized Floodplain Alteration: Activity in floodplain without permit – Amanda Soucy  
*NPV sent 11/22/22 – Table pending Inland Wetlands*

**DELIBERATIONS / DETERMINATIONS**

- **Select Items from this Agenda** – As Determined Ready by the Commission

**ADMINISTRATIVE**

- Meeting Minutes 12/13/22

**OTHER BUSINESS**

**PRIVILEGE OF THE FLOOR**

**CORRESPONDENCE**

**ADJOURNMENT**

RECEIVED & FILED  
IN WOODBURY, CT

This 10<sup>th</sup> day of Jan 2023  
at 5:20 o'clock M

*Maria M. Mancini*  
Town Clerk