



TOWN OF WOODBURY

Zoning Commission

281 Main Street South
Woodbury, CT 06798
203.263.3467 ▪ www.woodburyct.org

REGULAR MEETING AGENDA

Tuesday, January 11, 2022 – 7:00 PM
Senior Community Center
265 Main Street South, Woodbury, CT 067

Masks Required in All Town Office Buildings

**All Attendees MUST wear a Mask
Regardless of Vaccination Status**

**Phone-In Option (203) 847-9302
Pin # 134679**

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
- Secretary

PUBLIC HEARINGS

- **21-ZC-2115** – O&G Industries, Inc. / 97 Park Road / Park Road Quarry / Earth Materials Permit Renewal (2022-2023) / Map 88, Lot 5 / CH: 01/18/22 *Reconvened from 12/14/21*
- **21-ZC-2117** – Sand Dune LLC / 297 & 299 Main Street South / Special Permit to Convert Office Building into 10 Apartments (§5.1.8) and Special Permit for Alternate Parking (§7.4.11) / Map 104, Lots 85 & 85-2 / CH: 01/18/22 *Reconvened from 12/14/21*
- **21-ZC-2122** – Forbes / 255 Main Street South / Special Permit for New Business (Phil's Guitar Shop – Lessons, Repairs & Sales), including sign / Map 104, Lot 78 / CH: 02/15/22
- **21-ZC-2120** – CT Clinical Services, Inc. d/b/a Turnbridge / 15 Woodside Circle / Reasonable Accommodation Request (Licensed Residential Addiction and Mental Health Service Treatment Home for Minors) pursuant to Zoning §1.3.1.3 / Map 56, Lot 16-3 / David Vieau, owner / CH: 02/15/22
- **21-ZC-2121** – CT Clinical Services, Inc. d/b/a Turnbridge / 760 Washington Road / Reasonable Accommodation Request (Licensed Residential Addiction and Mental Health Service Treatment Home for Minors) pursuant to Zoning §1.3.1.3 / Map 56, Lot 16D-2 / CT Clinical Services, Inc., owner / CH: 02/15/22

NEW APPLICATIONS

- **22-ZC-0001** – Jason Carroll, Peter Carroll & Joseph Hereon / 69 Sanford Road / Zoning Map Amendment seeking to change a 19.67 acres portion of land zoned OS-60 to PI District / Map 21, Lot 34 / Gertrude and Christopher Hardisty and Susan Hanrahan, Trustees of the Chester Hardisty Trust, owner
Petition Receipt, CGS §8-3a 35-day Referral to Planning, and Schedule Public Hearing
- **22-ZC-0002** – Woodbury Shops South, LLC / Zoning Text Amendment Petition to amend Zoning Regulations pertaining to the Middle Quarter District to permit consolidated and integrated site development of abutting properties.
Petition Receipt, CGS §8-3a 35-Day Referral to Planning, and Schedule Public Hearing
- **22-ZC-0003** – Marcus Ventures Inc. / 466 Main Street North / Special Permit & Site Plan Self Storage Facility pursuant to Zoning §/ Assessor Map 23, Lot 31B-3 / DDS Properties LLC (owner).
Application Receipt and Schedule Public Hearing

ENFORCEMENT

- 21-ENF-0008 – Beyer / 46 Leavenworth Road / Construction of Unpermitted Pavilion over Existing Septic System / Map 70, Lot 48-12 (NVRVC Sent 10/27/21)
- 21-ENF-0009 – Eren / 437 Sherman Hill Road / NPV Site Development Activities Including Excavation and Unpermitted Structures / Map 4, Lot 8A (NPV Sent 12/07/21)

DELIBERATIONS / DETERMINATIONS

- Select Items from this Agenda – As Determined Ready by the Commission
- Meeting Minutes – 12/14/21

OTHER BUSINESS

- O&G Industries, Inc. / Fourth Quarter Reports / Park Road and Stiles Road Quarries

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

ADJOURNMENT

RECEIVED & FILED
 IN WOODBURY, CT
 This 10th day of Jan 2022
 at 3:00 o'clock P.M.
 Maria M. Mancini