



TOWN OF WOODBURY
Zoning Board of Appeals
281 Main Street South
Woodbury, CT 06798
203.263.3467 ▪ www.woodburyct.org

MEETING MINUTES
JANUARY 17, 2023
Shove Building, 281 Main Street South

MEMBERS PRESENT

Joe Donato
Robert Ratzenberger
Claudette Volage

MEMBERS ABSENT

Adam Goldberg
Mike Novak

ALTERNATES PRESENT

Jacob Amorando
Jane Donn

ALTERNATES ABSENT

Vincent Farisello

ALSO PRESENT: Richard Warren (O&G Industries) and a member of the press.

OPENING OF MEETING

- Call to Order – Vice Chairman Donato called the meeting to order at 7:30 p.m.
- Seating of Members / Alternates – Seated for the meeting were regular members Donato, Ratzenberger and Volage and alternates Amorando and Donn
- Conflict of Interest – No conflicts were expressed.

ELECTION OF OFFICERS

MOTION:

To nominate Mike Novak as Chairman.

Moved by **DONATO**, Seconded by **RATZENBERGER**

Vote: 5-0-0 – **Approved** – Motion Passed

Ayes	Donato, Ratzenberger, Volage, Amorando, Donn
Nays	None
Abstain	None

MOTION:

To nominate Joe Donato as Vice Chairman

Moved by **RATZENBERGER**, Seconded by **VOLAGE**

Vote: 5-0-0 – **Approved** – Motion Passed

Ayes Donato, Ratzenberger, Volage, Amorando, Donn
Nays None
Abstain None

PUBLIC HEARINGS - None

NEW APPLICATIONS

23-ZBA-0001 – 11 Stiles Road (Stiles Road Quarry) / Map 32, Lot 1 / EE District

Variance Application: Nighttime operation of hot mix asphalt plant O&G Industries Inc. (applicant/owner)

Richard Warren of O&G Industries was present for the application. Vice Chairman Donato read the Quarterly Report that was submitted in December. Mr. Warren explained that this is an annual variance renewal for 2023. There are no proposed changes to the previous year's approval. There was a brief discussion about the list of abutting property owners submitted with the application, it being noted that there are numerous abutters.

MOTION:

To accept application 23-ZBA-0001 (*11 Stiles Road (Stiles Road Quarry) / Map 32, Lot 1 / EE District Variance Application: Nighttime operation of hot mix asphalt plant / O&G Industries Inc. (applicant/owner)*)

Moved by **RATZENBERGER**, Seconded by **VOLAGE**

Vote: 5-0-0 – **Approved** – Motion Passed

Ayes Donato, Ratzenberger, Volage, Amorando, Donn
Nays None
Abstain None

The public hearing was scheduled for the next meeting Tuesday, February 21, 2023.

OTHER BUSINESS / CORRESPONDENCE

Notice: Complaint and Appeal to the CT Superior Court re: 22-ZBA-2206 by Hiram Peck III and June Peck

Vice Chairman Donato noted receipt of a complaint and appeal filed by Mr. & Mrs. Peck.

Correspondence

Letter Withdrawing Special Permit Application 22-ZBA-2205 / 785 Washington Road / Map 70, Lots 26, 27 & 28 / OS-100 District / Drax Wellness Group, LLC (applicant), Tapawingo Tubing, LLC (owner).

It was noted that a letter of withdrawal had been submitted for 22-ZBA-2205. The applicant has also withdrawn applications before the Zoning Commission.

DELIBERATIONS / DETERMINATIONS - None

ADMINISTRATIVE - Meeting Minutes – 12/19/22

MOTION:

To accept the minutes of the 12/19/22 meeting (*as submitted*).

Moved by **DONN**, Seconded by **RATZENBERGER**

Vote: 5-0-0 – **Approved** – Motion **Passed**

Ayes	Donato, Ratzenberger, Volage, Amorando, Donn
Nays	None
Abstain	None

PRIVILEGE OF THE FLOOR – None.

ADJOURNMENT

MOTION:

To adjourn the meeting at 7:40 p.m.

Made by **RATZENBERGER**, with no objections.

Respectfully Submitted,

Anne Firlings

Anne Firlings, ZBA Clerk

RECEIVED & FILED
IN WOODBURY, CT
This 19th day of Jan 2023
at 9:30 o'clock: A M
Maia M. Mancini
Town Clerk