



Town of Woodbury Zoning Commission

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

REGULAR MEETING AGENDA

Tuesday, January 24, 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

REVISED AGENDA FILED 01/23/24

OPENING OF MEETING

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

PUBLIC HEARINGS

- **22-ZC-0022 – 387 Main Street South / Map 104, Lot 103 / MSD District and HD#1**
Special Permit / Site Plan: Change of Use per Zoning §5.1.3 for conversion of first floor dentist office to two one-bedroom apartments (retain second floor two-bedroom apartment) – no exterior changes.
Hung Sup Chun and Hae-Young Chun (applicant/owner).
Open Public Hearing – CH by 02/28/23

PENDING APPLICATIONS – None this agenda

NEW APPLICATIONS

- **23-ZC-0007 – 4 Main Street South / Map 104, lot 44 / MSD and HD#1**
Special Permit / Site Plan: Change of Use per Zoning §5.1.3 for conversion of a portion of the first floor into a new two-bedroom apartment; retain remaining first floor area (approximately 900 sf) as a commercial business; and renovate the unfinished second floor into a new two-bedroom apartment. Also, proposed parking and minor exterior window improvements.
Thomas A. and Lisa M. Amatruda (applicant/owner).
Receipt of Application, Referral to Planning Commission and Schedule Public Hearing – OH by 03/30/23

ENFORCEMENT

- **22-ENF-0021 – 161 Main Street South / Map 104, Lot 54 / MSD District & HD#1**
Unpermitted Sign: Exceeding the allowable square footage
Unpermitted Business: Art Pappas Antiques
Arthur Pappas (tenant) Long Mountain Tower, LLC (owner)
- **22-ENF-0013 – 641 Main Street South / Map 102, Lot 28 / MQ District**
Unauthorized Sign: Wall Banner Sign – Ayrica Gelinias (tenant) / 641 Main Street South, LLC (owner)
NOV sent 12/20/22

OH = Open Hearing CH = Close Hearing D = Decision

- **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 – Table pending input from Town Attorney
- **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 action by Inland Wetlands

DELIBERATIONS / DETERMINATIONS

- **22-ZC-0021 – 265 Main Street South / Map 104, Lot 73A / OS-60 District**
Special Permit / Site Plan – Consideration of Draft Approval Resolution – D by 03/16/23
- **23-ZC-0002 – Judson Avenue Bridge #05061 over Pomperaug River / R40 and Flood Plain Districts**
Flood Plain Permit – Consideration of Draft Approval Resolution – D by 03/16/23
- **23-ZC-0003 – So. Pomperaug Ave Bridge #168012 over unnamed stream /OS-80 and Flood Plain Districts**
Flood Plain Permit – Consideration of Draft Approval Resolution – D by 03/16/23
- **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 – Consideration of Draft Approval Resolution – D by 03/16/23

ADMINISTRATIVE

- Meeting Minutes 01/10/23

DRAFT ZONING REGULATIONS WORK SESSION

- Discussion of Draft Zoning Regulations

OTHER BUSINESS

- Talarico – 2022 Annual Report
- Tietz – 4TH Quarter Report – Parcels A & B
- Tietz – 4th Quarter Report – Pond Parcel
- O&G – 4th Quarter Report – Stiles Road Quarry
- O&G – 4th Quarter Report – Park Road Quarry

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

ADJOURNMENT

Upcoming Meeting Schedule - February 28, 2023 – Public Hearing – 23-ZC-0001 – 75 Bacon Pond Road / Map 21, Lot 34A / PI District

RECEIVED & FILED
IN WOODBURY, CT

This 23rd day of Jan 2023
at 4:10 o'clock PM

Maria M. Mancini
TOWN CLERK