



# 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, October 11, 2022 – 7:00 PM**

**Senior Community Center**

**265 Main Street South, Woodbury, CT 06798**

**Masks Optional for Vaccinated Persons  
Required for Non-Vaccinated Persons**

### **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-0011 – 1080 Main Street South / Map 32, Lot 6 / OS-60 (Proposed GA District)**  
Garden Apartments Special Permit/Site Plan for conversion of existing Office/Residential building into 2 Garden Apartments and development of new 4,650 sf building with 8 Garden Apartments, including associated detached garage structures, surface parking and related utilities/infrastructure. Phillip Simpson Kurtz and Pamela S. Kurtz Trustees of the Haworth of England by Pamela, LLC, Profit Sharing Plan (owner/applicant). *Reconvened from 09/27/22 with applicant extension – CH by 10/20/22*
- **22-ZC-0014 – Washington Road / Map 54, Lot 19 / OS-100 District**  
Special Permit per Zoning §4.3.4 for “nursery or landscape service” related to the field storage of trees and shrubs associated with landscaping design business. Red House Farms, Carlyn Harris & Evan Hard (applicant), Michael Lang (owner). *Reconvened from 09/27/22 with applicant extension – CH by 10/11/22*
- **22-ZC-0017 – 121 Main Street North / Map 90, Lot 7 / MDS District**  
Special Permit/Site Plan per Zoning §5.1.3 for proposed change of use to retail/culinary classes and associated office, including exterior building improvements (siding, roofing, windows, doors, lighting) and interior remodeling, as well as proposed required off-street parking via easement per Zoning §7.4.11.2. 121 Main LLC (applicant/owner). *CH by 11/15/22*
- **22-ZC-0016 - 146 South Pomperaug Avenue / Map 102, Lot 1 / MQ District**  
Special Permit/Site Plan per Zoning §5.2.2 for proposed rear building addition and conversion of partial existing motel into new restaurant use, including new septic, enlarged parking lot and associated site improvements. Rocky River, LLC (applicant/owner). *CH by 11/15/22*

### **PENDING APPLICATIONS**

- None this Agenda

**NEW APPLICATIONS**

- None this Agenda

**ENFORCEMENT**

- **22-ENF-0012 – 51 Carmel Hill Road / Map 58, Lot 1E-3 / OS-100 / Loretta Riddle**  
Unauthorized accessory apartment  
*NVP sent 06/09/22*
- **21-ENF-0009 – 437 Sherman Hill Road / Map 4, Lot 8A / OS-100 / Tumer Eren**  
Unauthorized structures. *NPV sent 12/07/21 – Pending resolve of Phase II*  
*ZBA Variances Granted 08/15/22 – Reminder email 09/14/22 and 09/30/22*
- **22-ENF-0008 – 319 Main Street South / Map 104, Lot 091 / MSD / Lance & Christine**  
Conducting a retail business absent a Zoning Permit and display of a free-standing sign absent a required Zoning (Sign) Permit. *NV-C&D sent 07/07/22 – HDC Approval Granted 09/12/22*

**DELIBERATIONS / DETERMINATIONS**

- **22-ZC-0010 – 1080 Main Steet South / Map 32, Lot 6 / OS-60 (proposed GA)**  
Zone Boundary Change Petition OS-60 District to Garden Apartment (GA) District. Phillip Simpson Kurtz and Pamela S. Kurtz Trustees of the Haworth of England by Pamela, LLC, Profit Sharing Plan (owner/applicant). *Draft Resolution Consideration*
- **22-ZC-0015 – 726, 740 & 766 Main Street South / Map 102, Lot 19 / OS-100 District**  
Special Permit per Zoning §5.2.6 for approval of proposed “Consolidated Development Plan.” Woodbury Shops South, LLC (applicant), James M. Scott and J.M. Scott Associates, Inc., 738-744 Main Street South, LLC and 766 Main Street South (owners). *Draft Resolution Consideration*
- **Select Items from this Agenda** – As Determined Ready by the Commission

**MEETING MINUTES**

- 09/27/22

**OTHER BUSINESS**

**PRIVILEGE OF THE FLOOR**

**CORRESPONDENCE**

**ADJOURNMENT**

RECEIVED & FILED  
IN WOODBURY, CT  
This 5<sup>th</sup> day of Oct 2022  
at 1:15 o'clock PM  
*Maia M Mancini*  
Town Clerk

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**Upcoming Meeting Schedule**  
October 25, 2022