



Town of Woodbury Zoning Board of Appeals

281 Main Street South
Woodbury, CT 06798

203.263.3467 ▪ www.woodburyct.org

REGULAR MEETING AGENDA

Monday, October 21, 2024 – 7:30 PM

Senior Community Center, 265 Main Street South, Woodbury, CT 06798

OPENING OF MEETING

- Call to Order
- Seating of Members / Alternates

EXECUTIVE SESSION

- Discussion of Pending Litigation
Peck vs. Town of Woodbury Zoning Board of Appeals
22-ZBA-2206 – 858 Main Street North / Map 25, Lot 30 / OS-60 District
Special Permit – Change of Nonconforming Use. Ted Mannello (applicant/owner).

No action to be taken during Executive Session.

LITIGATION MATTERS

- Peck vs. Town of Woodbury Zoning Board of Appeals
22-ZBA-2206 – 858 Main Street North / Map 25, Lot 30 / OS-60 District
Superior Court Decision Remand to ZBA
Special Permit – Change of Nonconforming Use. Ted Mannello (applicant/owner)

PUBLIC HEARINGS

- 24-ZBA-0003 / 57 Main Street North / Map 105, Lot 69 / MSD & HD#1 Districts
Robert and Adele McCarthy (owner/applicant), Gary Nurnberger (agent)
Special Permit application pursuant to Zoning §1.4.2.3 and §8 to permit expansion of an existing residence building with a nonconforming side yard setback of 10.8 feet (18.64 feet is required based on the average height of the principal dwelling) by a rear addition with a proposed side yard setback of 15.83 feet (no closer than the existing non-conforming side yard setback).
OH 10/21/24 – CH by 11/25/24

OTHER BUSINESS

ADMINISTRATIVE

- Meeting Minutes – 09/16/24

PRIVILEGE OF THE FLOOR

ADJOURNMENT

RECEIVED & FILED
IN WOODBURY, CT

This 17th day of Oct 2024
at 4:24 o'clock M

Mania M. Mancini
Town Clerk