



Town of Woodbury

Zoning Commission

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

REGULAR MEETING AGENDA

Tuesday, October 25, 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-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). *Reconvened from 10/11/22 – CH by 11/15/22*

PENDING APPLICATIONS

- None this Agenda

NEW APPLICATIONS

- None this Agenda

ENFORCEMENT

- **22-ENF-0013 – 641 Main Street South / Map 102, Lot 28 / Zone MQ / Ayrica Gelinas**
Unauthorized sign without Zoning Sign Permit. *NPV sent 10/18/22*
- **22-ENF-0012 – 51 Carmel Hill Road / Map 58, Lot 1E-3 / OS-100**
Unauthorized accessory apartment. *NPV sent 06/09/22 – letter sent to new owner 10/18/22*
- **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*
- **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. *NPV-C&D sent 07/07/22 – HDC Approval Granted 09/12/22 – Sign Permit issued*

DELIBERATIONS / DETERMINATIONS

- **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 – D by 12/01/22*
- **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). *Draft Resolution Consideration – D by 12/15/22*
- **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). *Draft Resolution Consideration – D by 12/15/22*
- **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). *Draft Resolution Consideration – D by 12/15/22*
- **Select Items from this Agenda** – As Determined Ready by the Commission

MEETING MINUTES

- 10/11/22

OTHER BUSINESS

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

ADJOURNMENT

Upcoming Meeting Schedule
November 8, 2022

RECEIVED & FILED
IN WOODBURY CT
This 20th day of Oct 2022
at 1:50 PM
Maria M. Mancini