

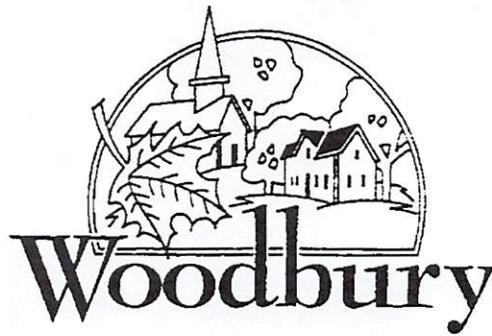
See Last
Page for
Fees

Application For Special Permit

RECEIVED

SEP 25 2020

TOWN OF WOODBURY
Land Use Office



First land deed from the Indians
April 12th 1659

TOWN OF WOODBURY
281 Main Street South
Woodbury, CT 06798-0369

Land Use Office: 203-263-3467

Town of Woodbury

Application Number:

20-ZC-2003

Address:

8 Main St. South

Address of Property:

8 MAIN ST. South

Date:

9/23/2020

Map No.

105

Lot No.

042

Zone: R-40 OS-60 OS-80 OS-100 GA MSD PI EE MQ

Applicant: EDUARDO WINTERS Phone: 213 263 2656

Address: 41 CROSS BROOK RD Email: Wintersed@hotmail.com

Property Owner: EDUARDO WINTERS Phone: SAME

Address: SAME Email: '

Authorized Agent: _____ Phone: _____

Address: _____ Email: _____

Please Note: An agent must provide an approval letter from the owner of the subject property before application will be accepted.

I am Requesting a Special Permit to Perform the Following Activity. Please note specific section of regulations:

CONVERT 400 S.F. ON FIRST FLOOR OF
BUILDING BACK TO RESIDENTIAL SPACE
FROM RETAIL AND OFFICE SPACE

Current Use of Property: _____

Is a sign being proposed? Yes* No (* If yes, size & location required to be noted on site plan)

Is this property in the Historic District? Yes No

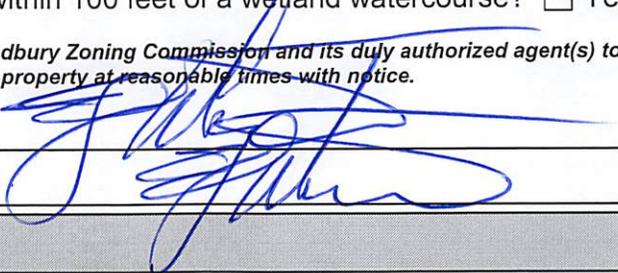
Is the property located in the Aquifer Protection District? Yes No

Is the property or any portion thereof within a 100-year Floodplain? Yes No

Does this application involve any grading or filling? Yes No

Will there be construction in or within 100 feet of a wetland watercourse? Yes No

In filing this application, I grant the Woodbury Zoning Commission and its duly authorized agent(s) to inspect the subject property at reasonable times with notice.

Signature of Applicant: 

Signature of Owner: _____

FOR OFFICE USE:

Application adheres to: Aquifer Protection District Site Development Standards & Plans
 Special Permits

This application has been filed with the following:

- Health District
- Inland Wetlands Commission
- Historic District Commission

Date of filing:
Date of filing:
Date of filing:

Referral to Planning Commission: Yes No Date: _____

Date of Public Hearing: _____

Approved by: _____ Date: _____

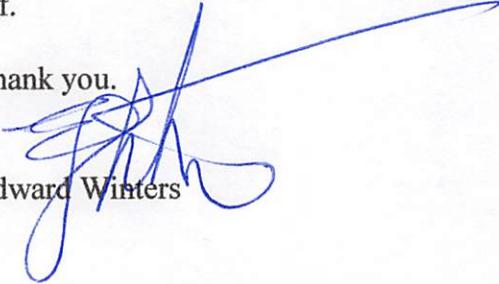
9/23/2020
41 Cross Brook Rd.
Woodbury, Ct. 06798

It is my desire to return 400 square feet of restaurant/retail/office space back to residential in my property at 8 Main St. South. The entire first floor was residential until approximately 1950 when Willie's Snack Bar changed the use of that space to a restaurant. In approximately 1974 Edmund's Interior's moved into the space previously occupied by Willie's continuing its use as non-conforming.

There were always three bedrooms on the first floor. My wife and I lived there with two children from 1973 until 1980. In 1980 we moved out and widened the doorway to one of the bedrooms adjacent to the kitchen, removed the door, and converted the space to use as a dining room. There have been two bedrooms in place on the first floor since then. Adding the 400 square feet back to residential will not increase the number of bedrooms existing in the property for most of its life. No bathrooms are being added. There are currently three bathrooms in the first floor space and after converting the space back to residential there will still be three bathrooms. The use of the space as residential will also decrease the traffic entering and exiting from Main Street from when it was used for restaurant/retail/office.

I also request waiver of providing: #3 Site Development Map as nothing is changing with the site. #5 Off-street parking and loading plan as nothing is changing with parking. #6 Storm water management plan as nothing is changing with the site. #7 Lighting plan as nothing is changing. #8 Landscaping plan as nothing is changing with landscaping. #9 Traffic study as nothing will change that will increase or impact traffic. #10 Soil erosion and sediment control plan as nothing will be changed that will impact soil or water run-off.

Thank you.


Edward Winters

The names and mailing addresses of adjacent property owners to 8 Main Street South as shown in the Assessor's records are:

Tammy Sue and Carl Moeller
5 Washington Rd.
Woodbury, Ct. 06798

Jennifer Black
4 Main St. South
Woodbury, Ct. 06798

George H. Messier
14 Main St. South
Woodbury, Ct. 06798

The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2018.

Town of Woodbury

First Deed from the Indians 1659



Information on the Property Records for the Municipality of Woodbury was last updated on 9/19/2020.

Parcel Information

Location:	8 MAIN ST SOUTH	Property Use:	Apartment	Primary Use:	Apartments General
Unique ID:	389500	Map Block Lot:	105-042	Acres:	0.24
490 Acres:	0.00	Zone:	MSD	Volume / Page:	226/ 872
Developers Map / Lot:		Census:	3621		

Value Information

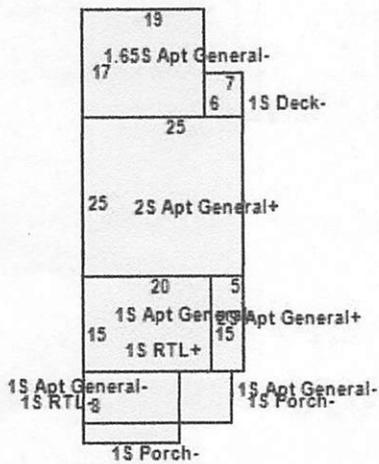
	Appraised Value	Assessed Value
Land	125,840	88,090
Buildings	157,243	110,070
Detached Outbuildings	2,235	1,560
Total	285,318	199,720

Owner's Information

Owner's Data

WINTERS EDWARD J & LINDA B & BRENDON
 EDWARD J III & BRADLEY
 41 CROSS BROOK RD
 WOODBURY CT 06798-1505

Building 1



Category:	Retail	Use:	Retail / Apartment	GLA:	2,901
Stories:	2.00	Construction:	Average	Year Built:	1920

Heating:	Hot Water	Fuel:	Oil	Cooling Percent:	0%
Siding:	Clapboards	Roof Material:	Arch Shingles	Beds/Units:	1

Special Features

Attached Components

Type:	Year Built:	Area:
Wood Deck	1920	42
Open Porch	1920	64
Open Porch	1920	45

Detached Outbuildings

Type:	Year Built:	Length:	Width:	Area:
Paving	1920			1,300
Frame Shed	1999			80

Owner History - Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Valid Sale	Sale Price
WINTERS EDWARD J & LINDA B & BRENDON	226	872	12/31/1997		No	\$75,000

Building Permits

Permit Number	Permit Type	Date Opened	Date Closed	Permit Status	Reason
		09/17/2020			

Permit Number	Permit Type	Date Opened	Date Closed	Permit Status	Reason
20-313	Mechanical	06/12/2020		Closed	INSTALL DUCTLESS HEAT PUMP
19-716	Electrical	11/18/2019		Closed	INSTALL NEW 100 AMP SERVICE
19-154	Electrical	04/10/2019		Needs Visit	INTERIOR FRAMING MOVE ELECTRIC LIGHTING
19-6	Other	01/08/2019		Closed	INSTALL 7" OVALIZED STAINLESS STEEL LINER KIT WITH TEE AND TOP PLATE FOR FURNACE FLUE
B939-18	Roof	08/15/2018		Closed	PLACING A PRE BUILT 10' X 14' X 10'7" HIGH SHED IN BACK YARD

Information Published With Permission From The Assessor