



Town of Woodbury Zoning Commission

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

REGULAR MEETING AGENDA

Tuesday, November 22, 2022 – 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**

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 11/08/22 with Extension by Applicant – CH by 11/22/22 – IWWA Approval 11/14/22

PENDING APPLICATIONS

- None this Agenda

NEW APPLICATIONS

- **22-ZC-0019 – 506 Main Street South / Map 103, Lot 5 / MSD/MQ and HD#1**
Amendment of Special Permit / Site Plan 21-ZC-2109 – Modification to rear parking lot layout.
506 Main Street South LLC (applicant/owner)
- **22-ZC-0017 – 785 Washington Road / Map 70, Lot 26, 27 & 28 / OS-100**
Petition of Zoning Map Boundary Change from OS-100 to MQ District encompassing the subject lots.
Drax Wellness Group, LLC (applicant). Tapawingo Tubing, LLC (owner)
Receipt of Application; Referral to Planning Commission minimum of 35 days prior to public hearing; and Scheduling of Public Hearing – OH by 01/26/22
- **22-ZC-0018 – 785 Washington Road / Map 70, Lot 26, 27 & 28 / OS-100**
Petition to amend the Zoning Regulations to create a new district “Woodbury Wellness District”; and corresponding Petition for Zoning Map Boundary Change from OS-100 to the proposed new “Woodbury Wellness District” encompassing the subject lots. Drax Wellness Group, LLC (applicant). Tapawingo Tubing, LLC (owner) *Receipt of Application; Referral to Planning Commission minimum of 35 days prior to public hearing; and Scheduling of Public Hearing – OH by 01/26/22*

ENFORCEMENT

- **22-ENF-0014 – 481 Good Hill Road / Map 66, Lot 12 / OS-80 / Tara L. Degros**
Unauthorized installation of two (2) accessory structures without Zoning Permit. NPV sent 10/25/22
- **22-ENF-0013 – 641 Main Street South / Map 102, Lot 28 / Zone MQ / Ayrica Gelinis**
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 10/18/22

DELIBERATIONS / DETERMINATIONS

- **22-ZC-0017 – 437 Sherman Hill Road / Map 4, Lot 8A / OS-100 / Tumer Eren**
Site Plan for two (2) accessory storage structures: 924 sf (30.4' x 30.7') and 2,075 sf (42.7' x 48.7').
D by 12/29/22
- **Select Items from this Agenda** – As Determined Ready by the Commission

ADMINISTRATIVE

- Meeting Minutes 11/08/22
- 2023 Annual Meeting Schedule
- Officers Nominating Committee

OTHER BUSINESS

- **DRAFT Zoning Regulations Discussion**

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

ADJOURNMENT

Upcoming Meeting Schedule
December 13, 2022

RECEIVED & FILED
IN WOODBURY, CT
This 17th day of NOV 2022
at 1:15 o'clock P.M.
Maria M. Mancini
Town Clerk