



# TOWN OF WOODBURY Zoning Board of Appeals

281 Main Street South  
Woodbury, CT 06798  
203.263.3467 ▪ [www.woodburyct.org](http://www.woodburyct.org)

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## MEETING MINUTES November 22, 2022 Shove Building, 281 Main Street South

### MEMBERS PRESENT

Mike Novak  
Robert Ratzenberger  
Claudette Volage

### MEMBERS ABSENT

Joe Donato  
Adam Goldberg

### ALTERNATES PRESENT

Jane Donn

### ALTERNATES ABSENT

Jacob Amorando  
Vincent Farisello

**ALSO PRESENT:** Ted Mannello and Hiram Peck

### OPENING OF MEETING

- Call to Order – Chairman Novak called the meeting to order at 7:30 p.m.
- Seating of Members / Alternates – Seated for the meeting were regular members Novak, Ratzenberger, Volage and Alternate Donn
- Conflict of Interest – Chairman Novak asked the members if anyone had a conflict of interest for items on the agenda. No conflicts were noted.

### NEW BUSINESS

- **22-ZBA-2205 – 785 Washington Road / Map 70, Lots 26, 27 & 28 / OS-100 District**  
***Application for Special Permit for Change Use per Zoning §1.2.2.1, §8.2 and §9.6.1.3 to change the existing nonconforming use to a new nonconforming use involving a proposed year-round full-service fine dining restaurant, a production bakery & full-service café, a flour mill, a farm store, concert and community events venue, wellness spa and agritourism farm with flowers and crops.***  
***Drax Wellness Group, LLC (applicant), Tapawingo Tubing, LLC (owner).***

Due to no representative present for this application, the Chairman acknowledged the presence of a representative for the next application and rearranged the order of the agenda to accommodate those present.

**MOTION:**

To move to (*the next item on the agenda*) application 22-ZBA-2206.

Moved by **RATZENBERGER**, Seconded by **VOLAGE**

Vote: 4-0-0 – **Approved** – Motion Passed

Ayes Donn, Novak, Ratzenberger, Volage

Nays None

Abstain None

- **22-ZBA-2206 – 858 Main Street North / Map 25, Lot 30 / OS-60 District**  
***Application for Special Permit for Change Use per Zoning §1.2.2.1, §8.2 and §9.6.1.3 to change the existing nonconforming use (as authorized pursuant to 17-ZBA-1760) to a new nonconforming use for a HVAC system business “Husky Energy and Propane LLC” providing business related storage and office use only.***  
***Ted Mannello (applicant/owner).***

Ted Mannello was present for the application. The Chairman noted this was not a public hearing and read the details about the application from the agenda. The applicant is seeking an approval similar to that from 2017. There will be no outside changes with the exception of potentially additional windows. Photos were submitted for the record. It was noted that the ZBA would not need to approve that type of change. This would be a change of use from furniture fabrication to storage and office use. Mr. Mannello described the building to be three levels, a two-bay garage with office space above. The main level/basement will be for storage.

**MOTION:**

To schedule a public hearing (for 22-ZBA-2206 – 858 Main Street North / Map 25, Lot 30 / OS-60 District) for December 19, 2022.

Moved by **RATZENBERGER**, Seconded by **DONN**

Vote: 4-0-0 – **Approved** – Motion Passed

Ayes Donn, Novak, Ratzenberger, Volage

Nays None

Abstain None

**MOTION:**

To resume with agenda item 22-ZBA-2205.

Moved by **RATZENBERGER**, Seconded by **DONN**

Vote: 4-0-0 -**Approved** – Motion Passed

Ayes Donn, Novak, Ratzenberger, Volage

Nays None

Abstain None

- **22-ZBA-2205 – 785 Washington Road / Map 70, Lots 26, 27 & 28 / OS-100 District**  
***Application for Special Permit for Change Use per Zoning §1.2.2.1, §8.2 and §9.6.1.3 to change the existing nonconforming use to a new nonconforming use involving a proposed year-round full-service fine dining restaurant, a production bakery & full-service café, a flour mill, a farm store, concert and community events venue, wellness spa and agritourism farm with flowers and crops.***  
***Drax Wellness Group, LLC (applicant), Tapawingo Tubing, LLC (owner).***

There was no representative present for the application. Chairman Novak read the details of the application from the agenda for the record. It appears to be a change to a special permit/use. It was questioned if this also relates to the parcel across the street. This information will be clarified at the hearing.

**MOTION:**

To schedule a public hearing (for 22-ZBA-2205 – 785 Washington Road / Map 70, Lots 26, 27 & 28 / OS-100 District) for December 19, 2022.

Moved by **RATZENBERGER**, seconded by **DONN**

Vote: 4-0-0 – **Approved** – Motion Passed

Ayes	Donn, Novak, Ratzenberger, Volage
Nays	None
Abstain	None

- **OTHER BUSINESS / CORRESPONDENCE** - None
- **ADMINISTRATIVE** - Meeting Minutes – 10/17/22

**MOTION:**

To accept the minutes (*of the 10/17/22 regular meeting*) as written.

Moved by **DONN**, Seconded by **VOLAGE**

Vote: 4-0-0 – **Approved** – Motion Passed

Ayes	Donn, Novak, Ratzenberger, Volage
Nays	None
Abstain	None

- **2023 Annual Meeting Schedule**

The 2023 meeting schedule was reviewed.

**MOTION:**

To accept the 2023 Annual Meeting schedule.

Moved by **DONN**, Seconded by **VOLAGE**

Vote: 4-0-0 in favor – **Approved** – Motion Passed

Ayes	Donn, Novak, Ratzenberger, Volage
Nays	None
Abstain	None

- **Officers Nominating Committee**

This item was tabled, they don't elect a nominating committee.

**PRIVILEGE OF THE FLOOR**

As there was a member of the public in attendance and there was no Privilege of the Floor on the agenda, the Chairman afforded Mr. Peck a chance to speak. Mr. Peck wishes that the Board keep the December 19, 2022, hearing open for 858 Main Street North (22-ZBA-2206), as his attorney is not able to be present.

**ADJOURNMENT**

**MOTION:**

To adjourn the meeting at 7:44 p.m.  
Made by **VOLAGE**, with no objections

**FILED SUBJECT TO APPROVAL**

Respectfully Submitted,  
*Anne Firlings*  
Anne Firlings, ZBA Clerk

RECEIVED & FILED  
IN WOODBURY, CT  
This 23 day of NOV 2022  
at 3:40 (o'clock) P M  
*Maria Mancini*  
Town Clerk