



# Town of Woodbury Zoning Commission

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

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## **REGULAR MEETING AGENDA**

**Tuesday, November 8, 2022 – 7:00 PM**  
**Woodbury Public Library Gallery**  
**269 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 10/11/22 – CH by 11/15/22 – Report from IWWA still pending*

### **PENDING APPLICATIONS**

- None this Agenda

### **NEW APPLICATIONS**

- **22-ZC-0017 – 437 Sherman Hill Road / Map 4, Lot 8A / OS-100 / Turner 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').  
*ZBA Variances Granted 22-ZBA-2203, 08/15/22 – D by 12/29/22*

### **OTHER BUSINESS**

- **O&G Industries**
  - Park Road Quarry – Quarterly Report Summary
  - Stiles Road Quarry – Quarterly Report Summary

### **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 Gelinias  
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
- 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 – New Application this Agenda

DELIBERATIONS / DETERMINATIONS

- Select Items from this Agenda – As Determined Ready by the Commission

MEETING MINUTES

- 10/25/22

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

ADJOURNMENT

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Upcoming Meeting Schedule  
November 22, 2022

RECEIVED & FILED  
IN WOODBURY, CT  
This 13<sup>th</sup> day of November 2022  
at 3:09 o'clock P.M.  
[Signature]  
Town Clerk