



# Town of Woodbury Zoning Commission

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

## REGULAR MEETING AGENDA

Tuesday, December 13, 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 – None

PENDING APPLICATIONS – None

### NEW APPLICATIONS

- 22-ZC-0021 – 265 Main Street South / Map 104, Lot 73A / OS-60 District – also:  
281 Main Street South, Map 104, Lot 82, MSD District & 41 Park Road, Map 103, Lot 28, OS-60 District  
Special Permit / Site Plan: Outdoor Recreation per Zoning §3.4.6 and §5.1.3 for addition of nine (9) disc  
golf stations. Town of Woodbury (P&R) (applicant/owner). *Receipt of Application, Referral to Planning  
Commission and Scheduling of Public Hearing – OH by 01/26/23*
- 22-ZC-0022 – 387 Main Street South / Map 104, Lot 103 / MSD District  
Special Permit / Site Plan: Change of Use per Zoning §5.1.3 for conversion of first floor dentist office to  
two one-bedroom apartments (retain second floor two-bedroom apartment) – no exterior changes.  
Hung Sup Chun and Hae-Young Chun (applicant/owner). *Receipt of Application, Referral to Planning  
Commission and Scheduling of Public Hearing – OH by 02/16/23*

### ENFORCEMENT

- 22-ENF-0013 – 641 Main Street South / Map 102, Lot 28 / MQ District  
Unauthorized Sign: Wall Banner Sign – Ayrica Gelinis (tenant) / 641 Main Street South, LLC (owner)  
*NPV sent 10/18/22*
- 22-ENF-0016 – 1331 Main Street North / Map 12, Lot 22-18 / OS-60 District  
Unauthorized Use and Structure: Box Trailer Storage/Parking – Twin Oaks Horticultural Association, LLC  
*NPV sent 11/17/22*

- **22-ENF-0018 – 361 Rail Tree Hill Road / Map 54, Lot 3C-5 / OS-100 District**  
Unauthorized Use: Short-Term Transient Visitor Lodging – Daniel & Francesca Lisk  
NPV sent 11/22/22
- **22-ENF-0020 – 922 Main Street North / Map 25, Lot 28 / OS-60 District**  
Unauthorized Floodplain Alteration: Activity in floodplain without permit – Amanda Soucy  
NPV sent 11/22/22

**DELIBERATIONS / DETERMINATIONS**

- **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). D by 01/26/23
- **Select Items from this Agenda** – As Determined Ready by the Commission

**ADMINISTRATIVE**

- Meeting Minutes 11/22/22

**OTHER BUSINESS**

- DRAFT Zoning Regulations Discussion

**PRIVILEGE OF THE FLOOR**

**CORRESPONDENCE**

**ADJOURNMENT**

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**Upcoming Meeting Schedule**

**January 10, 2023**

- Public Hearing – 22-ZC-0020 – 785 Washington Road / Map 70, Lot 26, 27 & 28 / Map Change OS-100 to MQ District
- Public Hearing – 22-ZC-0018 – 785 Washington Road / Map 70, Lot 26, 27 & 28 – Map Change OS-100 to new Woodbury Wellness District and Zoning Text Amendment District & Standards
- Site Plan – 22-ZC-0019 - 506 Main Street South / Map 103, Lot 5 / MSD/MQ and HD#1 Districts

RECEIVED & FILED  
IN WOODBURY, CT

This 7<sup>th</sup> day of Dec 2022  
at 7:50 o'clock A M  
Mania Mancini  
Town Clerk