



# Town of Woodbury Zoning Board of Appeals

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

## **REGULAR MEETING AGENDA**

Monday, December 19, 2022 – 7:30 PM  
Shove Building  
281 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

### **NEW BUSINESS**

- **22-ZBA-2205 – 785 Washington Road / Map 70, Lots 26, 27 & 28 / OS-100 District**  
Application for Special Permit: Change of Non-Conforming Use per Zoning §1.4.4.1, §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).  
*Public Hearing – CH by 01/23/23 unless extension granted by applicant*
- **22-ZBA-2206 – 858 Main Street North / Map 25, Lot 30 / OS-60 District**  
Application for Special Permit for Change Use per Zoning §1.4.4.1, §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). *Public Hearing – CH by 01/23/23 unless extension granted by applicant*

### **OTHER BUSINESS / CORRESPONDENCE**

- None

### **ADMINISTRATIVE**

- Meeting Minutes – 11/22/22

### **ADJOURNMENT**

RECEIVED & FILED  
IN WOODBURY, CT

This 16<sup>th</sup> day of Dec 2022  
at 8:20 o'clock A M  
*Maria M Mancini*