



TOWN OF WOODBURY

Zoning Commission

281 Main Street South
Woodbury, CT 06798

203.263.3467 ▪ www.woodburyct.org

REGULAR MEETING AGENDA

Tuesday, February 22, 2022 – 7:00 PM

Oreanaug Fire House

25 Quassuk Road, Woodbury, CT 06798

**Masks Optional for Vaccinated Persons
Required for Non-Vaccinated Persons**

**Phone-In Option (203) 847-9302
Pin # 134679**

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-0001 – Jason Carroll, Peter Carroll & Joseph Heron / 69 Sanford Road / Map 21, Lot 34**
Zoning Map Boundary Amendment Petition seeking to change a 19.67 acres portion of land zoned OS-60 to PI District / Gertrude and Christopher Hardisty and Susan Hanrahan, Trustees of the Chester Hardesty Trust, owner. *CH by 03/29/22*
- **22-ZC-0002 – Woodbury Shops South, LLC / Middle Quarter District**
Zoning Text Amendment Petition to amend the Zoning Regulations pertaining to the Middle Quarter District to add a new Section 5.2.6 to permit consolidated and integrated site development of abutting properties. *CH by 03/29/22*
- **22-ZC-0003 – Marcus Ventures Inc. / 466 Main Street North / Map 23, Lot 31B-3**
Special Permit & Site Plan applications to construct a commercial self-storage facility pursuant to Zoning §5.3.2H / DDS Properties LLC (owner). *CH by 03/29/22*

NEW APPLICATIONS

- None

ENFORCEMENT

- **21-ENF-0008 – Beyer / 46 Leavenworth Road / Map 70, Lot 48-12**
Unauthorized construction of pavilion structure over existing septic system (NPV sent 10/27/21)
Received Health Approval – Pending construction of new septic system

- **21-ENF-0009 – Eren / 437 Sherman Hill Road / Map 4, Lot 8A**
Unauthorized site development activities, including excavation; and unauthorized structures (NPV sent 12/07/21) *Pending receipt of application to Zoning Commission*
- **22-ENF-0001 – Chris Teixeira / 466 Flanders Road / Map 94, Lot 16-A**
Unauthorized land filling; and unauthorized parking and storage of commercial vehicle (NPV sent 12/28/21) - *Pending separate enforcement action by Inland Wetlands*
- **22-ENF-0002 – Richard & Christie Groben / 1053 Main Street North / Map 10, Lot 24-B**
Unauthorized parking and storage of commercial vehicles and equipment; and unauthorized housing of animals within applicable setback (NPV sent 02/03/22)

DELIBERATIONS / DETERMINATIONS

- **21-ZC-2120 – CT Clinical Services, Inc., Turnbridge / 15 Woodside Circle / Map 56, Lot 16-3**
- **21-ZC-2121 – CT Clinical Services, Inc., Turnbridge / 640 Washington Road / Map 56, Lot 16D-2**
- **Select Items from this Agenda** – As Determined Ready by the Commission
- **Meeting Minutes**
 - 12/14/21
 - 01/11/22 (cancelled meeting due to inoperable phone-in option)
 - 01/25/22
 - 02/08/22

OTHER BUSINESS

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

ADJOURNMENT

PROCESSED & FILED
IN WOODBRIDGE, CT

Title 16th day of Feb 2022
at 10:00 o'clock A.M.
Maria M Mancini
Town Clerk