



**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, February 8, 2022 – 7:00 PM**  
**Senior Community Center**  
**265 Main Street South, Woodbury, CT 06798**

**Masks Required in All Town Office Buildings**

**All Attendees MUST wear a Mask**  
**Regardless of Vaccination Status**

**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**

- **21-ZC-2120 – CT Clinical Services, Inc. (Turnbridge) / 15 Woodside Circle / Map 56, Lot 16-3**  
Reasonable Accommodation Request (Licensed Residential Addiction and Mental Health Service Treatment Home for Minors) pursuant to Zoning §1.3.1.3 / David Vieau, owner  
*Reconvened from 01/25/22 / CH by 03/01/22*
- **21-ZC-2121 – CT Clinical Services, Inc. (Turnbridge) / 760 Washington Road / Map 56, Lot 16D-2**  
Reasonable Accommodation Request (Licensed Residential Addiction and Mental Health Service Treatment Home for Minors) pursuant to Zoning §1.3.1.3 / CT Clinical Services, Inc., owner  
*Reconvened from 01/25/22 / CH by 03/01/22*

**NEW APPLICATIONS**

- **22-ZC-0004 – Gina Jacobs / 224 Main Street South / Map 104, Lot 19**  
Special Permit and Site Plan application pursuant to Zoning §5.1 to convert 100% existing commercial office space to primarily a single-family residential dwelling (~2,000 sf) with retention of a separate 400 sf office space.  
*Application Receipt, Referral to Planning and Schedule Public Hearing*

**ENFORCEMENT**

- **21-ENF-0009 – Eren / 437 Sherman Hill Road / Map 4, Lot 8A**  
NPV Site Development Activities Including Excavation and Unpermitted Structures / *NPV Sent 12/07/21*
- **21-ENF-0008 – Beyer / 46 Leavenworth Road / Map 70, Lot 48-12**  
Construction of Unpermitted Pavilion over Existing Septic System / *NVRVC Sent 10/27/21*

- **22-ENF-0001 – Chris Teixeira / 466 Flanders Road / Map 94, Lot 16-A**  
NOV Earth Material Deposition and Unpermitted Vehicle

**DELIBERATIONS / DETERMINATIONS**

- **21-ZC-2115 – O&G Industries, Inc. / 97 Park Road / Park Road Quarry / Map 88, Lot 5**  
Earth Materials Permit Renewal (2022-2023) / D by 03/31/22
- **21-ZC-2117 – Sand Dune LLC / 297 & 299 Main Street South / Map 104, Lots 85 & 85-2**  
Special Permit to Convert Office Building into 10 Apartments (\$5.1.8) and Special Permit for Alternate Parking (\$7.4.11) / D by 03/31/22
- **21-ZC-2122 – Forbes / 255 Main Street South / Map 104, Lot 78**  
Special Permit for New Business (Phil’s Guitar Shop – Lessons, Repairs & Sales), including sign / D by 03/31/22
- **Select Items from this Agenda – As Determined Ready by the Commission**
- **Meeting Minutes**
  - 12/14/21
  - 01/11/22 (cancelled meeting due to technical phone-in being inoperable)
  - 01/25/22

**OTHER BUSINESS**

**PRIVILEGE OF THE FLOOR**

**CORRESPONDENCE**

**ADJOURNMENT**

**RECEIVED & FILED  
IN WOODBURY, CT**  
 4<sup>th</sup> day of February 2022  
 at 11:00 o'clock AM  
 [Signature]