



# 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, March 14, 2023 – 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

- **23-ZC-0008 – 920 Main Street South / Map 34, Lot 1D-A / OS-60 District**  
Special Permit / Site Plan per Zoning §4.1.3.4 for Major Home Occupation in portion of existing accessory barn occupying an area approximately 25' x 25' (625 sf) for Warrens Landing, LLC, sale of artisan works not manufactured on the premises. Jock Duncan and Lee Fuller Lawrason (applicant/owner)  
*Open Public Hearing – CH by 04/18/23*
- **23-ZC-0007 – 4 Main Street South / Map 104, lot 44 / MSD and HD#1**  
Special Permit / Site Plan: Change of Use per Zoning §5.1.3 for conversion of a portion of the first floor into a new two-bedroom apartment; retain remaining first floor area (approximately 900 sf) as a commercial business; and renovate the unfinished second floor into a new two-bedroom apartment. Also, proposed parking and minor exterior window improvements.  
Thomas A. and Lisa M. Amatruda (applicant/owner).  
*Reconvene Public Hearing from 02/14/23 – Pending HDC Certificate – CH by 04/04/23*
- **23-ZC-0001 – 75 Bacon Pond Road / Map 21, Lot 34A / PI District**  
Special Permit / Site Plan: New construction of two buildings including associated site improvements.  
69 Bacon Pond, LLC (applicant/owner).  
*Reconvene Public Hearing from 02/14/23 – CH by 04/04/23*

### PENDING APPLICATIONS

- **23-ZC-0006 – 262 Minortown Road / Map 32, Lot 23 / OS-60 District**  
Flood Plain Permit per Zoning §6.1 for installation of a standby generator and propane tank.  
Anthony Jr. and Diana G. Mennone (applicant/owner)  
*Pending Inland Wetlands Permit / Recommendation*

**NEW APPLICATIONS**

- **23-ZC-0009 – 192 Quanopaug Trail / Map 27, Lot 8A / OS-100 District**  
Special Permit / Site Plan Amendment Outdoor Recreation (Archery Range and Club) per Zoning §3.4.6, amending Special Permits #110 (05/25/70) and 08-ZC-8020 (08/12/1) to add 18kw generator on a precast concrete pad. Gregg Lundy (applicant/agent), Algonquin Archers, Inc (owner)

**ENFORCEMENT**

- **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

**DELIBERATIONS / DETERMINATIONS**

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

**ADMINISTRATIVE**

- Meeting Minutes 02/28/23

**OTHER BUSINESS**

**PRIVILEGE OF THE FLOOR**

**CORRESPONDENCE**

**ADJOURNMENT**

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**Upcoming Meeting Schedule** – No new hearings scheduled at this time

RECEIVED & FILED  
IN WOODBURY, CT  
This 8th day of Mar 2023  
at 12:00 o'clock P.M.  
Mara Mancini  
TOWN CLERK