



# 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 22, 2022 – 7:00 PM  
Senior Community Center  
265 Main Street South, 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

- None

### NEW APPLICATIONS

- None

### ENFORCEMENT

- **22-ENF-0006 – O’Keefe / 175 Bethlehem Road / Map 014, Lot 013-3 / OS-100**  
Unauthorized business in a Residential Zone (OS-100) – commercial firing (shooting) range and conduct of firearms classes. (NPV sent 03/09/22)
- **22-ENF-0005 – Frangu / 448 Quassapaug Road / Map 075, Lot 014A-A3 / OS-60**  
Unauthorized site development activities on subdivision lot including grading (filling and excavation), brush and rock stockpiling, installation of storm drain piping (NPV sent 02/18/22)
- **22-ENF-0002 – Groben / 1053 Main Street North / Map 10, Lot 24-B / OS-60**  
Unauthorized parking and storage of commercial vehicles and equipment; and unauthorized housing of animals within applicable setback. (NPV sent 02/03/22)
- **21-ENF-0008 – Beyer / 46 Leavenworth Road / Map 70, Lot 48-12 / OS-100**  
Unauthorized construction of pavilion structure over existing septic system. (NPV sent 10/27/21)  
*Received Health Approval – Pending construction of new septic system*

RECEIVED & FILED  
IN WOODBURY, CT

This 17<sup>th</sup> day of Mar 2022

OH = Open Hearing / PH = Public Hearing / CH = Close Hearing / PH Decision of Clerk

*Maria M. Brennan*  
Town Clerk

- **21-ENF-0009 – Eren / 437 Sherman Hill Road / Map 4, Lot 8A / OS-100**  
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 / OS-100**  
Unauthorized land filling; and unauthorized parking and storage of commercial vehicle. (NPV sent 12/28/21) - *Pending separate enforcement action by Inland Wetlands*

**DELIBERATIONS / DETERMINATIONS**

- **21-ZC-2120 – CT Clinical Services, Inc., Turnbridge / 15 Woodside Circle / Map 56, Lot 16-3**  
*D by 04/14/22*
- **21-ZC-2121 – CT Clinical Services, Inc., Turnbridge / 640 Washington Road / Map 56, Lot 16D-2**  
*D by 04/14/22*
- **22-ZC-0003 – Marcus Ventures Inc. / 466 Main Street North / Map 23, Lot 31B-3**  
*D by 05/12/22*
- **22-ZC-0001 – Jason Carroll, Peter Carroll & Joseph Heron / 69 Sanford Road / Map 21, Lot 34**  
*D by 05/12/22*
- **Select Items from this Agenda** – As Determined Ready by the Commission

**MEETING MINUTES**

- 03/08/22

**OTHER BUSINESS**

**PRIVILEGE OF THE FLOOR**

**CORRESPONDENCE**

**ADJOURNMENT**

RECEIVED & FILED  
IN WOODBURY, CT

This 17<sup>th</sup> day of Mar 2022  
at 2:25 o'clock PM

Maria M. Mancini  
Town Clerk