



# 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 8, 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**

- **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). *Reconvened from 02/22/22 – CH by 03/29/22*
- **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 17.25 acres (revised) portion of land zoned OS-60 to PI District / Gertrude and Christopher Hardisty and Susan Hanrahan, Trustees of the Chester Hardesty Trust, owner. *Reconvened from 02/22/22 – 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*

OH = Open Hearing    PH = Public Hearing    CH = Close Hearing    D = Decision

- **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)
- **22-ENF-0003 – Mark & Anna Naomi Llanos / 344 Weekepeemee Road / Map 042, Lot 005J-9**  
Unauthorized Operation of a Restaurant & Event Business in a Residential Zone (OS-100) (NPV sent 02/18/22)
- **22-ENF-0005 – Naim Frangu / 448 Quassapaug Road / Map 075, Lot 014A-A3**  
Unauthorized Site Development activities including grading, excavation, trenching, installation of unidentified piping and large rock piles (NPV sent 02/18/22)

**DELIBERATIONS / DETERMINATIONS**

- **22-ZC-0002 – Woodbury Shops South, LLC / Middle Quarter District Zoning Text Amendment**  
*D by 04/28/22*
- **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*
- **Select Items from this Agenda** – As Determined Ready by the Commission

**MEETING MINUTES**

- 02/22/22

**OTHER BUSINESS**

**PRIVILEGE OF THE FLOOR**

**CORRESPONDENCE**

**ADJOURNMENT**

RECEIVED & FILED  
 RI/NOBBLE, CT  
 Title 1st Date Mar 2022  
 at 4:00 PM  
 Maria M. Mancini