



Town of Woodbury Zoning Commission

281 Main Street South
Woodbury, CT 06798
203.263.3467 • www.woodburyct.org

REGULAR MEETING AGENDA

Tuesday, April 11, 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-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 03/28/23 – CH by 04/11/23 unless additional extension from applicant
- **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 03/28/23 – CH by 04/11/23 unless additional extension from applicant

PENDING and NEW APPLICATIONS

- **23-ZC-0009 – 192 Quanaopaug 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)
Pending Inland Wetlands Recommendation – OH by 05/18/23

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

- **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)
D by 06/01/23
- **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)
- **Select Items from this Agenda** – As Determined Ready by the Commission

ADMINISTRATIVE

- Tietz Quarter Report – Parcels A & B
- Tietz Quarter Report – Pond Parcel
- O&G Quarter Reports – Park Road Quarry
- O&G Quarter Reports – Stiles Road Quarry
- Meeting Minutes 03/28/23

DRAFT ZONING REGULATIONS WORK SESSION

- Discussion of Draft Zoning Regulations – SIGNS

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

ADJOURNMENT

Upcoming Meeting Schedule – No new hearings scheduled at this time

RECEIVED & FILED
IN WOODBURY, CT

This 10th day of April, 2023
at 12:00 o'clock P.M.
Maura Martini
Town Clerk