



Town of Woodbury Zoning Commission

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

REGULAR MEETING AGENDA

TUESDAY, APRIL 26, 2022 – 7:00 PM

Senior Community Center

265 Main Street South, Woodbury, CT 06798

**Masks Optional for Vaccinated Persons
Required for Non-Vaccinated Persons**

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

- **22-ZC-0007 – 437 Sherman Hill Road / Map 4, Lot 8A / OS-100 / Tumer Eren**
Site Plan Application (Phase 1) associated with 21-ENF-0009 regarding remediation of unauthorized site development activities, including excavation and drainage improvements.

ENFORCEMENT

- **22-ENF-0008 – 319 Main Street South / Map 104, Lot 091 / MSD / Lance & Christine**
Conducting a retail business absent a Zoning Permit and display of a free-standing sign absent a required Zoning (Sign) Permit (NPV sent 04/12/22)
- **21-ENF-0008 – 46 Leavenworth Road / Map 70, Lot 48-12 / OS-100 / John Treacy Beyer**
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 – 437 Sherman Hill Road / Map 4, Lot 8A / OS-100 / Tumer Eren**
Unauthorized site development activities, including excavation; and unauthorized structures.
(NPV sent 12/07/21) *Pending receipt of application to Zoning Commission*
- **22-ENF-0001 – 466 Flanders Road / Map 94, Lot 16-A / OS-100 / Chris Teixeira**
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

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

MEETING MINUTES

- 04/12/22

ZONING REGULATIONS DISCUSSION

- Signs

OTHER BUSINESS

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

ADJOURNMENT

RECEIVED & FILED
IN WOODBURY, CT

This 22nd day of April 2022
at 11:50 o'clock AM

Maria M. Mancini
Town Clerk