



Town of Woodbury Zoning Commission

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

REGULAR MEETING AGENDA

Tuesday, May 10, 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

PENDING APPLICATIONS

- None

NEW APPLICATIONS

- **22-ZC-0006 – 442 Main Street South / Map 103, Lot 010A / MSD / George Champion**
Special Permit / Site Plan for mixed use per Section 5.1.4F to construct a separate single-family residence (existing building is an existing business) with modified yard setbacks per Section 5.1.8. *Scheduling of Public Hearing and Referral to Planning Commission / OH by 07/14/22*
- **22-ZC-0008 – 5 Church Hill Road / Map 096, Lot 021-22 / OS-100 / Flanders Nature Center**
Amendment: Special Permit/Site Plan to construct 4-foot-wide pressure treated wood accessible ramp to the side entrance of the Van Vleck House.
- **22-ZC-0009 – 506 Main Street South, Map 103, Lot 5 / MSD / 506 Main Street South LLC**
Amendment: Special Permit/Site Plan (Amending 21-ZC-2109) for a building addition (on rear of building) measuring 500 sf (10 feet x 50 feet) to the ground floor of the existing Carriage House (event space) and corresponding modifications to the rear parking lot layout.

ENFORCEMENT

- **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 Inland Wetlands Approval
- **22-ENF-0009 – 47 Main Street South / Map 105, Lot 139 / MSD & HD / Kevin Barry**
Unpermitted banner sign. *NVP sent 04/28/22*
- **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*
- **21-ENF-0009 – 437 Sherman Hill Road / Map 4, Lot 8A / OS-100 / Tumer Eren**
Unauthorized structures. *NPV sent 12/07/21 – Pending resolve as Phase II*
- **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*

DELIBERATIONS / DETERMINATIONS

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

MEETING MINUTES

- 04/26/22

ZONING REGULATIONS DISCUSSION

- Signs – Discussion with Town Attorney

OTHER BUSINESS

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

ADJOURNMENT

RECEIVED & FILED
IN WOODBURY, CT

This 5th day of May 2022
at 10:45 o'clock AM

Maria M. Manani
Secretary