



Town of Woodbury Zoning Commission

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

REGULAR MEETING AGENDA

Tuesday, May 24, 2022 – 7:00 PM

Shove Building

281 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

- **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. *Pending 06/14/22 Public Hearing - CH by 07/18/22*

NEW APPLICATIONS

- None

ENFORCEMENT

- **22-ENF-0001 – 466 Flanders Road / Map 94, Lot 16-A / OS-100 / Christopher Teixeira**
Unauthorized land filling; and unauthorized parking and storage of commercial vehicle. *NPV sent 12/28/21 - Pending Inland Wetlands Approval*
- **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

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

MEETING MINUTES

- 05/10/22

ZONING REGULATIONS DISCUSSION

- Signs – Continued Discussion with Town Attorney

OTHER BUSINESS

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

ADJOURNMENT

RECEIVED & FILED
IN WOODBURY, CT

This 18th day of May 2022
at 12:15 o'clock PM

Miriam Mariani
Town Clerk