



Town of Woodbury Zoning Commission

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

REGULAR MEETING AGENDA

Tuesday, June 14, 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

- **22-ZC-0006 – 442 Main Street South / Map 103, Lot 010A / MSD / George Champion**
Special Permit / Site Plan for mixed use per §5.1.4F to construct a separate single-family residence (existing building is an existing business) with modified yard setbacks per §5.1.8.
CH by 07/19/22

PENDING APPLICATIONS

- None

NEW APPLICATIONS

- **22-ZC-0010 – 1080 Main Street South / Map 32, Lot 6 / Phillip Simpson and Pamela Kurtz**
Zone Boundary Change Petition OS-60 to Garden Apartment (GA) District.
*Scheduling of Public Hearing and Referral to Planning Commission for their August 3 meeting
OH by 08/18/22*
- **22-ZC-0011 – 1080 Main Street South / Map 32, Lot 6 / Phillip Simpson and Pamela Kurtz**
Garden Apartments Special Permit for conversion of existing Office/Residential building into 2 garden apartments and development of new 4,650 sf building with 8 garden apartments with related garages, surface parking and associates utilities.
Scheduling of Public Hearing – OH by 08/18/22
- **22-ZC-0012 – 5 Church Hill Road / Map 96, Lot 21&22 / Flanders Nature Center**
Special Permit for proposed building addition (341 sf – 22 ft x 15.5 ft) to Maple Syrup Sugarhouse adding two bathrooms and accessory storage.
Scheduling of Public Hearing – OH by 08/18/22

OH = Open Hearing CH = Close Hearing D = Decision

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
- **21-ENF-0009 – 437 Sherman Hill Road / Map 4, Lot 8A / OS-100 / Tumer Eren**
Unauthorized structures. NPV sent 12/07/21 – Pending resolve of 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

- 05/24/22

OTHER BUSINESS

- Summary Presentation of Town’s Adopted Open Space Plan by Town Planner

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

ADJOURNMENT

RECEIVED & FILED
IN WOODBURY, CT
This 8th day of June 2022
at 2:30 o'clock PM
Maria M. Mancini
Town Clerk