



TOWN OF WOODBURY Zoning Board of Appeals

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

MEETING MINUTES – JUNE 17, 2024 - 7:30 PM Shove Building, 281 Main Street South

MEMBERS PRESENT

Adam Goldberg
Mike Novak, Chairman
Robert Ratzenberger

ALTERNATES PRESENT

Jane Donn

ALTERNATES ABSENT

Seth Bernstein

MEMBERS ABSENT

Joe Donato
Claudette Volage

NOTED OTHERS PRESENT: Tom Kaelin (Town Attorney), Will Agresta (Town Planner), Hiram & June Peck, Attorney Sheehan and Ted Mannello.

OPENING OF MEETING

- Call to Order – Chairman Novak called the meeting to order at 7:35 p.m.
- Seating of Members / Alternates – Seated for the meeting were regular members Goldberg, Novak, Ratzenberger and Alternate Donn
- Chairman Novak reminded the Board of the statutes and regulations regarding Conflict of Interest. No one from the Board expressed a conflict.

EXECUTIVE SESSION - Discussion of Pending Litigation

Peck vs. Town of Woodbury Zoning Board of Appeals / 22-ZBA-2206 – 858 Main Street North / Map 25, Lot 30 / OS-60 District / Special Permit – Change of Nonconforming Use. Ted Mannello (applicant/owner).

MOTION:

To enter executive session to discuss the pending litigation Peck vs. Town of Woodbury Zoning Board of Appeals / 22-ZBA-2206 – 858 Main Street North / Map 25, Lot 30 / OS-60 District / Special Permit – Change of Nonconforming Use. Ted Mannello (applicant/owner) inviting the Town Counsel, Town Planner and Zoning Enforcement Officer.

Moved by **RATZENBERGER**, Seconded by **DONN**

Vote: 4-0-0 – **Approved** – Motion Passed

Aye	Goldberg, Novak, Ratzenberger, Donn
Nay	None
Abstain	None

Those present left the room at approximately 7:36 p.m. and were instructed that they would be contacted at the close of the Executive Session.

Members of the public returned to the meeting at approximately 8:01 p.m.

MOTION:

To come out of executive session (regarding pending litigation Peck vs. Town of Woodbury Zoning Board of Appeals / 22-ZBA-2206 – 858 Main Street North / Map 25, Lot 30 / OS-60 District / Special Permit – Change of Nonconforming Use. Ted Mannello (applicant/owner).

Moved by **RATZENBERGER**, Seconded by **DONN**

Vote: 4-0-0 – **Approved** – Motion Passed

Aye	Goldberg, Novak, Ratzenberger, Donn
Nay	None
Abstain	None

Chairman Novak noted that no action was taken in executive session.

OTHER BUSINESS

Peck vs. Town of Woodbury Zoning Board of Appeals / 22-ZBA-2206 – 858 Main Street North / Map 25, Lot 30 / OS-60 District / Special Permit – Change of Nonconforming Use. Ted Mannello (applicant/owner).

This item was tabled.

MOTION:

To table discussion on Peck vs. Town of Woodbury Zoning Board of Appeals / 22-ZBA-2206 – 858 Main Street North / Map 25, Lot 30 / OS-60 District / Special Permit – Change of Nonconforming Use. Ted Mannello (applicant/owner).

Moved by **RATZENBERGER**, Seconded by **GOLDBERG**

Vote: 4-0-0 – **Approved** – Motion Passed

Aye	Goldberg, Novak, Ratzenberger, Donn
Nay	None
Abstain	None

ADMINISTRATIVE

Meeting Minutes – 02/20/24

To accept the Minutes of the February 20, 2024, regular meeting as presented.

Moved by **DONN**, Seconded by **RATZENBERGER**

Vote: 4-0-0 – **Approved** – Motion Passed

Aye	Goldberg, Novak, Ratzenberger, Donn
Nay	None
Abstain	None

PRIVILEGE OF THE FLOOR - None

ADJOURNMENT

MOTION:

To adjourn the meeting at 8:02 p.m., made by Member Goldberg with no objections.

Respectfully Submitted,

Anne Firlings

Anne Firlings, ZBA Clerk

RECEIVED & FILED
IN WOODBURY, CT

This 20th day of June 2024

at 11:40 o'clock A M

Maria M. Mancini
Town Clerk