



# Town of Woodbury Zoning Commission

281 Main Street South  
Woodbury, CT 06798  
203.263.3467 ▪ [www.woodburyct.org](http://www.woodburyct.org)

## **REGULAR MEETING AGENDA**

**Tuesday, July 12, 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**  
Special Permit/Site Plan for mixed use per Zoning §5.1.4F to construct a separate single-family residence (existing building is an existing business) with modified yard setbacks per Zoning §5.1.8. George Champion (owner/applicant). *Reconvened from 06/28/22 – CH by 07/19/22*
- **22-ZC-0012 – 596 Flanders Road / Map 96, Lot 23 / OS-100**  
Special Permit/Site Plan for proposed building addition (341 sf – 22 ft x 15.5 ft) to Maple Syrup Sugarhouse adding two bathrooms and accessory storage. Flanders Nature Center and Land (applicant/owner). *CH by 08/16/22*
- **22-ZC-0010 – 1080 Main Steet South / Map 32, Lot 6 / OS-60 (proposed GA)**  
Zone Boundary Change Petition OS-60 District to Garden Apartment (GA) District. Phillip Simpson Kurtz and Pamela S. Kurtz Trustees of the Haworth of England by Pamela, LLC, Profit Sharing Plan (owner/applicant). *CH by 10/20/22 with Applicant Extension*
- **22-ZC-0011 – 1080 Main Street South / Map 32, Lot 6 / OS-60 (proposed GA)**  
Garden Apartments Special Permit/Site Plan for conversion of existing Office/Residential building into 2 Garden Apartments and development of new 4,650 sf building with 8 Garden Apartments, including associated detached garage structures, surface parking and related utilities/infrastructure. Phillip Simpson Kurtz and Pamela S. Kurtz Trustees of the Haworth of England by Pamela, LLC, Profit Sharing Plan (owner/applicant).  
*CH by 10/20/22 with Applicant Extension*

**PENDING APPLICATIONS**

- None

**NEW APPLICATIONS**

- None

**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. NV-C&D sent 07/07/22

**DELIBERATIONS / DETERMINATIONS**

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

**MEETING MINUTES**

- 06/28/22

**OTHER BUSINESS**

- Receipt of O&G 2022 2<sup>nd</sup> Quarter Reports – Stiles Road Quarry and Park Road Quarry  
Commission Action: Scheduling of Mid-Year Site Inspections at both sites

**PRIVILEGE OF THE FLOOR**

**CORRESPONDENCE**

**ADJOURNMENT**

RECEIVED & FILED  
IN WOODBURY, CT  
This 8<sup>th</sup> day of July 2022  
at 7:45 o'clock PM  
Maria M Mancini  
Town Clerk