



Town of Woodbury Zoning Commission

281 Main Street South
Woodbury, CT 06798
203.263.3467 • www.woodburyc.org

REGULAR MEETING AGENDA

Tuesday, July 26, 2022 – 7:00 PM

Senior Community Center

265 Main Street South, Woodbury, CT 06798

<p>Masks Optional for Vaccinated Persons Required for Non-Vaccinated Persons</p>
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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-0014 – Washington Road / Map 54, Lot 19 / OS-100 District**
Special Permit per Zoning §4.3.4 for “nursery or landscape service” related to the field storage of trees and shrubs associated with landscaping design business. Red House Farms, Carlyn Harris & Evan Hard (applicant), Michael Lang (owner)
Scheduling of Public Hearing – OH by 09/15/22
- **22-ZC-0015 – 726, 740 & 766 Main Street South / Map 102, Lots 19, 20-1A & 20B / MQ District**
Special Permit per Zoning §5.2.6 for approval of proposed “Consolidated Development Plan.” Woodbury Shops South, LLC (applicant), James M. Scott and J.M. Scott Associates, Inc., 738-744 Main Street South, LLC and 766 Main Street South (owners)
Scheduling of Public Hearing – OH by 09/15/22

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
Application has been submitted to ZBA
- **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

- **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).
Draft Resolution for Consideration – D by 09/15/22
- **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).
Draft Resolution for Consideration - D by 09/15/22
- **Select Items from this Agenda** – As Determined Ready by the Commission

MEETING MINUTES

- 06/28/22

OTHER BUSINESS

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

- O&G Park Road Quarry
- Annual Water Quality Testing Program
 - Complaint

ADJOURNMENT

RECEIVED & FILED
IN WOODBURY, CT

This 21st day of July 2022
at 2:35 o'clock P M
Maria M. Mancini