



# 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, August 23, 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-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) *CH by 09/27/22*

### **PENDING APPLICATIONS**

- None this Agenda

### **NEW APPLICATIONS**

- None this Agenda

### **ENFORCEMENT**

- **22-ENF-0012 – 51 Carmel Hill Road / Map 58, Lot 1E-3 / OS-100 / Loretta Riddle**  
Unauthorized installation and use of an Accessory Apartment absent permits  
*NVP sent 6/9/22*
- **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  
ZBA Variances Granted 08/15/22*

- **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 – HDC Hearing 09/12/22*

**DELIBERATIONS / DETERMINATIONS**

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

**MEETING MINUTES**

- 07/25/22

**OTHER BUSINESS**

**PRIVILEGE OF THE FLOOR**

**CORRESPONDENCE**

**ADJOURNMENT**

**Upcoming Meeting Schedule**

**September 13, 2022**

- Reconvene Public Hearing      22-ZC-0010 – 1080 Main Steet South / Map 32, Lot 6 / OS-60 (proposed GA)
- Reconvene Public Hearing      22-ZC-0011 – 1080 Main Street South / Map 32, Lot 6 / OS-60 (proposed GA)
- Open Public Hearing            22-ZC-0015 – 726, 740 & 766 Main Street South / Map 102, Lot 19 / OS-100 District

**September 20, 2022**

- Special Meeting – Site Walk    O&G Stiles Road and Park Road Quarries

OH = Open Hearing    CH = Close Hearing    D = Decision

RECEIVED & FILED  
IN WOODBURY, CT

This 16<sup>th</sup> day of Aug 2022  
at 3:55 o'clock M  
*Maia M Mancini*  
Town Clerk