



# 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, September 13, 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-0010 – 1080 Main Street 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). *Reconvened from 07/12/22 with applicant extension – CH by 10/20/22*
- **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). *Reconvened from 07/12/22 with applicant extension – CH by 10/20/22*
- **22-ZC-0015 – 726, 740 & 766 Main Street South / Map 102, Lot 19 / OS-100 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) *CH by 10/18/22*

### **PENDING APPLICATIONS**

- None this Agenda

### **NEW APPLICATIONS**

- **22-ZC-0016 – 146 South Pomperaug Avenue / Map 102, Lot 1 / MQ District**  
Special Permit/Site Plan per Zoning §5.2.2 for proposed rear building addition and conversion of partial existing motel into new restaurant use, including new septic, enlarged parking lot and associated site improvements. Also subject to Aquifer Protection Area Regulations.  
Rocky River, LLC (applicant/owner) *Scheduling of Public Hearing – OH by 11/17/22*

- **22-ZC-0017 – 121 Main Street North / Map 90, Lot 7 / MDS District**  
Special Permit/Site Plan per Zoning §5.1.3 for proposed change of use to retail/culinary classes and associated office, including exterior building improvements (siding, roofing, windows, doors, lighting) and interior remodeling, as well as proposed required off-street parking via easement per Zoning §7.4.11.2. 121 Main LLC (applicant/owner) *Scheduling of Public Hearing – OH by 11/17/22*

**ENFORCEMENT**

- **22-ENF-0012 – 51 Carmel Hill Road / Map 58, Lot 1E-3 / OS-100 / Loretta Riddle**  
Unauthorized accessory apartment  
*NVP sent 06/09/22*
- **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 – Pending HDC Hearing 09/12/22*

**DELIBERATIONS / DETERMINATIONS**

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

**MEETING MINUTES**

- 08/23/22

**OTHER BUSINESS**

**PRIVILEGE OF THE FLOOR**

**CORRESPONDENCE**

**ADJOURNMENT**

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**Upcoming Meeting Schedule**

**September 20, 2022**

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

**September 27, 2022**

- Reconvene Public Hearing                      22-ZC-0014 – Washington Road / Map 54, Lot 19 / OS-100 District

**RECEIVED & FILED  
IN WOODBURY, CT**

This 9th day of Sept 2022  
at 12:00 o'clock P M  
Maria M. Mancini  
Town Clerk