



# Town of Woodbury Zoning Board of Appeals

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

## REGULAR MEETING AGENDA

CORRECTED 09/13/23

Monday, September 18, 2023 – 7:30 PM

Shove Building

281 Main Street South, Woodbury, CT 06798

### OPENING OF MEETING

- Call to Order
- Seating of Members / Alternates

### PUBLIC HEARINGS

- **23-ZBA-0003 – 361 Rail Tree Hill Road / Map 54, Lot 3C-5 / OS-100 District**  
Appeal of Zoning Enforcement Officer May 31, 2023, Cease and Desist Order (22-ENF-0018 regarding the unauthorized use of the premises in violation of Zoning §1.3.1.2 and §4.1.1.5C as a non-permitted transient visitor lodging facility). Daniel T. and Francesca K. Lisk (appellant/owner).
- **23-ZBA-0004 – 11 Hard Hill Road / Map 10, Lot 2B-B / OS-60 District**  
Application for an Area Variance to permit a setback of 20 feet in lieu of 100 feet as otherwise required per Zoning §3.1.1.2 for buildings housing livestock or poultry. Jacob M. Amorando and Danielle A. Yesulaites (applicant/owner).
- **23-ZBA-0005 – 28 Old Town Farm Road / Map 10, Lot 30-C / OS-60 District**  
Application for a Special Permit pursuant to Zoning §1.4.2.3 and §9.6.1.3 seeking approval for the expansion of an existing nonconforming residence building partially located in the required rear yard setback to permit construction of a one-story 400 sf (20 ft x 20 ft) house addition as well as a 72 sf (12 ft x 6 ft) deck with roof overhang and stairs to the ground all within the required rear yard setback but no closer than the existing building. The existing residence rear yard setback is 19.33 feet; the proposed addition rear yard setback would be 30.09 feet. Jill C Ronalter (applicant/owner).

### OTHER BUSINESS / CORRESPONDENCE

### DELIBERATIONS / DETERMINATIONS

- **Select Items from this Agenda** – As determined Ready by the Board

### ADMINISTRATIVE

- Meeting Minutes – 07/17/23

### PRIVILEGE OF THE FLOOR

### ADJOURNMENT

RECEIVED & FILED  
IN WOODBURY, CT

This 13<sup>th</sup> day of Sept 2023

at 2:15 o'clock P M

Maria M. Mancini  
Town Clerk