



Town of Woodbury

Zoning Commission

281 Main Street South
Woodbury, CT 06798
203.263.3467 ▪ www.woodburyct.org

REGULAR MEETING AGENDA

Tuesday, September 27, 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 09/13/22 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 09/13/22 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). *Reconvened from 09/13/22 – CH by 10/18/22*
- **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). *Reconvened from 08/23/22 – 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 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 – Reminder email 09/14/22
- **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 Approval Granted 09/12/22

DELIBERATIONS / DETERMINATIONS

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

MEETING MINUTES

- 09/13/22

OTHER BUSINESS

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

ADJOURNMENT

Upcoming Meeting Schedule

October 11, 2022

- Public Hearing 22-ZC-0017 – 121 Main Street North / Map 90, Lot 7 / MDS District
- Public Hearing 22-ZC-0016 - 146 South Pomperaug Avenue / Map 102, Lot 1 / MQ District

RECEIVED & FILED
IN WOODBURY, CT
This 23rd day of Sept 2022
at 10:55 o'clock A M
Anna M. Mancini
Town Clerk