

# TOWN OF WOODBURY

Planning Commission  
281 Main Street South  
Woodbury, Connecticut 06798-0369  
(203)263-3467 ~ www.woodburycct.org

## TO WHOM IT MAY CONERN:

FROM: Woodbury Planning Commission  
DATE: April 29, 2015  
SUBJECT: **May 6, 2015 - Regular Meeting Agenda**

*The Woodbury Planning Commission shall hold a Regular Meeting on Wednesday, May 6, 2015 commencing at 7:00 p.m. in the Shove Building, 281 Main Street South:*

### 1) REGULAR MEETING:

- a) Call to Order
- b) Seating of Members and Alternates
- c) Conflict of Interest
- d) Tabled Matters

### 2) PENDING APPLICATIONS - None

### 3) OTHER BUSINESS:

- a) K&N Properties, LLC request for modification to approved Grey Fox Woods Subdivision, #05-PC-5004 to allow for three phases.
- b) K&N Properties, LLC request for reduction in bond to \$172,000 for Phase 1, Grey Fox Woods Subdivision, #05-PC-5004.
- c) K&N Properties, LLC request for 4 year extension of subdivision approval, Grey Fox Woods Subdivision, #05-PC-5004. Current expiration July, 2015.
- d) West Shore Owner's Association Community Septic Update
- e) Discussion Regarding POCD / Action Item Priorities

### 4) NEW APPLICATIONS - None

### 5) REFERRALS:

- a) 15-PC-1504 Referral from Zoning Commission to determine consistency of proposed use with Plan of Conservation and Development: 15-ZC-1505 / 558 Main Street South LLC - Sarah Shinn Pratt (owner) / Special Permit Change of Use from Fitness Center & Office to Mixed Use Residential & Commercial / Map 103 / Lot 002 / MQ-G

- b) 15-PC-1505 Section 8-24 Referral: Request for approval of acceptance of Curtiss Road Extension of the Scuppo Hill Road Subdivision into the Town Road System.
- c) 5-PC-1506 Section 8-3a Referral: 15-ZC-1506 / Proposed amendment to Woodbury Zoning Regulations, Section 5.2, MQ – Middle Quarter District to clarify permitted uses, allow flexibility in development while providing more defined standards regarding development.
- d) 15-PC-1507 Section 8-3a Referral: 15-ZC-1507 / Proposed amendment to the zoning map to change all properties located in the MQ-A, MQ-B, MQ-C, MQ-D, MQ-E, MQ-F, and MQ-G sub-districts to the MQ, Middle Quarter District.
- e) 15-PC-1508 Section 8-3a Referral: 15-ZC-1508 / Proposed amendment to the Woodbury Zoning Regulations to delete Section 6.2, Aquifer Protection (AP) District and associated Overlay Zone as outlined on Map titled "Ground Water, Inc., Town of Woodbury, Stratified Drift Aquifers with the Town of Woodbury, Scale: 1"=1000', January 1990" as the Town Aquifer Protection Agency has adopted and implemented the State of Connecticut Aquifer Protection Area mapping and regulations as required by CGS 22a-354p.

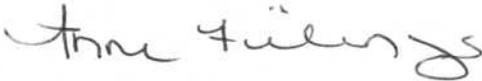
**6) PRIVILEGE OF THE FLOOR**

**7) CONSIDERATION OF MINUTES** – April 1, 2015

**8) CORRESPONDENCE**

**9) ADJOURNMENT**

Respectfully Submitted,



Anne Firlings  
Administrative Assistant, Land Use Office

RECEIVED & FILED  
IN WOODBURY, CT

This 1<sup>ST</sup> day of May 2015  
at 2:31 o'clock P M  
  
Town Clerk