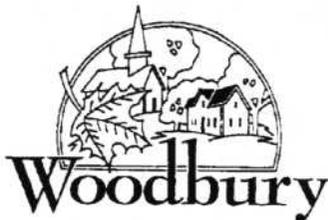


TOWN OF WOODBURY

Zoning Commission

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



First land deed from the Indians
April 12th 1659

TO: Whom it May Concern
FROM: Woodbury Zoning Commission
DATE: June 10, 2016
SUBJECT: **June 14, 2016 Public Hearing/Regular Meeting Agenda**

The Woodbury Zoning Commission shall hold Public Hearings/Regular Meeting on Tuesday, June 14, 2016 commencing at 7:30 PM in the Shove Building, 281 Main Street South:

1) REGULAR MEETING:

- a) Call to Order
- b) Seating of Members and Alternates/Conflict of Interest
- c) Continue Meeting to After Public Hearings

2) PUBLIC HEARINGS:

- a) **16-ZC-1604**/Town of Woodbury/Proposed Amendments to the Zoning Regulations Section 4.1.3 regarding Home Occupations including revisions to provide clarity, defined standards, a Special Permit Hearing process for General Home Occupations and elimination of Section 4.1.4 regarding non-permitted home occupations. **CH: 06/14/16**
- b) **16-ZC-1608** / 346 Main LLC / 346 Main Street South / Special Permit under Section 5.1.4(f) to allow mixed use Residential (existing), Retail & Retail and Professional Services (Holistic Health Center) / Map 104 / Lot 002A and 003 / CH: 07/19/16

3) REGULAR MEETING/PENDING APPLICATIONS:

- a) **16-ZC-1604**/Town of Woodbury/Proposed Amendments to the Zoning Regulations Section 4.1.3 regarding Home Occupations including revisions to provide clarity, defined standards, a Special Permit Hearing process for General Home Occupations and elimination of Section 4.1.4 regarding non-permitted home occupations. **DD: 08/18/16**
- b) **16-ZC-1608** / 346 Main LLC / 346 Main Street South / Special Permit under Section 5.1.4(f) to allow mixed use Residential (existing), Retail & Retail and Professional Services (Holistic Health Center) / Map 104 / Lot 002A and 003 / CH: 07/19/16

4) NEW APPLICATIONS:

- a) 16-ZC-1609 / 757 Main Street South / 757 Main Street South LLC, Ljatif Ramadani / Site Plan Approval for Patio with Fireplace / Map 102 / Lot 040 / OH: 08/18/16

5) OTHER BUSINESS:

- a) Review of New Business / 125 Main Street North, Unit #4 / Dog Daycare to Replace USA Martial Arts / Map 090 / Lot 003A / MSD
- b) Review of New Business / 682 Main Street South, Unit E2 / Woodbury Drug to Replace Old Geppetto's Location / Map 102 / Lot 022

6) UPDATES ON LAND USE BOARDS & COMMISSIONS

7) ENFORCEMENT REPORT:

- a.) 13-ENF-0006 / Dwight Smith / 54 Old Town Farm Rd. / **NV & RFVC** Storage of Vehicles (sec. 4.1.2.8) / Map 012 / Lot 023 / Zone OS60
- b.) 15-ENF-0003 / Jared Wilkas / 38 Sanford Rd. / **C & D** Operation of a Tree Business without a Permit (Section 4) / Map 021 / Lot 048 / Zone OS60
- c.) 13-ENF-0030 / Ronald F. Parkhurst / 641 Weekepeemee Road / **C & D** Illegal Apartment in Detached Garage and Illegal Apartment in House (Sec. 4.1) / Map 044 / Lot 007 / Zone OS100
- d.) 16-ENF-0015 / Darren McGovern (owner), Danielle Elizabeth Florist (tenant) / 121 Main Street North / **NV** Florist – Garden Center Business Operating without Application to the Land Use Office (sec. 5.1.3), External Evidence of Business (sec. 5.1.6.E) & Signage without Permits (section 7.5.18.1 & 7.5.18.3) / Zone MSD
- e.) 16-ENF-0016 / Julia Olson / 39 Transylvania Road / **NPV** Home Based Business without Permits (Sec. 4.1.3) & Possible Junk Yard (Sec. 3.2) / Zone R40

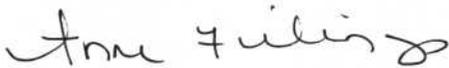
8) PRIVILEGE OF THE FLOOR

9) CONSIDERATION OF MINUTES – May 24, 2016

10) CORRESPONDENCE

11) ADJOURNMENT

Respectfully Submitted,



Anne Firlings
Administrative Assistant, Land Use Office

RECEIVED & FILED
IN WOODBURY, CT

This 10th day of June 20 16
at 9:30 o'clock A M
Suzanne Cooper
ANT Town Clerk