



First land deed from the Indians  
April 12th 1659

# TOWN OF WOODBURY

## Zoning Commission

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

TO: Whom it May Concern  
FROM: Woodbury Zoning Commission  
DATE: June 4, 2015  
SUBJECT: **June 9, 2015 – Public Hearing/Regular Meeting Agenda**

*The Woodbury Zoning Commission shall hold a Public Hearing/Regular Meeting on Tuesday, June 9, 2015 commencing at 7:30 PM at the Senior/Community Center, 265 Main Street South:*

**1) REGULAR MEETING:**

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

**2) PUBLIC HEARINGS:**

- a) 15-ZC-1506 - Proposed amendments to the Zoning Regulations, Section 5.2 MQ-Middle Quarter District to eliminate sub-districts A through G, clarify permitted uses, allow flexibility in development, provide more defined standards regarding development, and relocation of regulations regarding MQ-H, Middle Quarter Residential Transition Sub-District to Section 5.6, as proposed by the Woodbury Zoning Commission.
- b) 15-ZC-1507 - Proposed amendment to the Zoning Map to change all properties located in the Middle Quarter Sub-districts MQ-A, MQ-B, MQ-C, MQ-D, MQ-E, MQ-F and MQ-G to the MQ - Middle Quarter District, as proposed by the Woodbury Zoning Commission.
- c) 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 within 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.

**3) REGULAR MEETING CONTINUED:**

**4) PENDING APPLICATIONS:**

- a) 15-ZC-1506 - Proposed amendments to the Zoning Regulations, Section 5.2 MQ-Middle Quarter District to eliminate sub-districts A through G, clarify permitted uses, allow flexibility in development, provide more defined standards regarding development, and relocation of regulations regarding MQ-H, Middle Quarter Residential Transition Sub-District to Section 5.6, as proposed by the Woodbury Zoning Commission.

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**5) NEW APPLICATIONS: NONE**

**6) OTHER BUSINESS: NONE**

**7) UPDATES ON LAND USE BOARDS & COMMISSIONS**

**8) ENFORCEMENT:**

- 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
- b.) 14-ENF-0003 / Zejadin Mamudi / 689 Main St. South (Woodbury Pizza) / NV Installation of Internally Lit Signs within Window Which Are Visible from the Road (Sec. 7.5.9) / Map 102 / Lot 036
- c.) 14-ENF-0020 / David & Daniel Logue / 76 Artillery Road / NPV & C&D Construction of Accessory Building Without Permits / Map 079 / Lot 018
- d.) 14-ENF-0022 / Co-Trustees of the Chester C. Hardisty Revocable Trust / 524 Main Street South / NPV Prohibited Uses in Any District (Parking of Camper Trailer in Front of Agway (Sec. 3.2) Map 103 / Lot 004
- e.) 14-ENF-0010 / Zachary & Mallory Lessard / 51 Grey Fox Trail / NPV Home Based Business Permit 9553 - LT Landscaping Inc. / Map 010 / Lot 028E

**9) PRIVILEGE OF THE FLOOR**

**10) CONSIDERATION OF MINUTES - 5/26/15**

**11) CORRESPONDENCE**

**12) ADJOURNMENT**

Respectfully Submitted,

*Anne Firlings*

Anne Firlings  
Administrative Assistant, Land Use Office

RECEIVED & FILED  
IN WOODBURY, CT

This 4<sup>th</sup> day of June 2015  
at 8:51 o'clock AM  
Suzanne Cooper  
Town Clerk