



Town of Woodbury Zoning Commission

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

REGULAR MEETING AGENDA

Tuesday, January 14, 2025 – 7:00 PM

Shove Building Conference Room, 281 Main Street South, Woodbury, CT 06798

OPENING OF MEETING

- Call to Order
- Seating of Members / Alternates
- Conflict of Interest Reminder (CGS §8-11 & Woodbury Town Charter Section 901)

ELECTION OF OFFICERS

- Chair
- Vice Chair
- Secretary

PUBLIC HEARINGS

- **24-ZC-0019 – Zoning Regulations Text Amendment**
Zoning Commission proposed amendment of §3.4, §4.1.2 and Appendix A to provide consistency with Connecticut General Statutes §8-3j regarding uses: Family Child Care Home and Group Child Care Home.
- **24-ZC-0020 – 644 Flanders Road (5 Church Hill Road) / Map 96, Lots 21 and 22 / OS-100 District**
Flanders Nature Center and Land Trust, Inc. (applicant/owner), Vincent LaFontan (agent)
Special Permit/Site Plan – Improvement of existing and new northern site access driveways via Flanders Road, addition of off-street parking at barns and near studio, upgrade improvement of grass farm trail to a stone dust ADA “accessible trail” and related site grading.
Open Public Hearing; Adjournment pending modified IWWA Wetland Permit; CH by 02/18/25.

NEW APPLICATIONS

- **24-ZC-0021 – 7 Mountain Road / Map 104, Lot 58A / MSD District & HD#1**
Town of Woodbury (applicant/owner)
Special Permit / Site Plan (Amendment) – Propane Storage Tanks
HDC Certificate of Appropriateness approved 01/06/25
- **24-ZC-0023 – 5 Mountain Road / Map 104, Lot 58 / MSD District & HD#1**
Town of Woodbury (applicant/owner)
Special Permit / Site Plan (Amendment) – Air Conditioning Condenser Units
HDC Certificate of Appropriateness approved 01/06/25

- **24-ZC-0026 – 264 Main Street South / Map 104, Lot 13 / MSD & HD#1 Districts**
Steven Levy (owner/applicant)
Special Permit / Site Plan – Change of Use: Conversion of rear second floor office to 2-bedroom, 1-bath apartment; and conversion of a portion of first floor office to 1-bedroom, 1-bath apartment. No exterior changes to the building or site are proposed.
Application Receipt; Referral to Planning Commission; Schedule Public Hearing – OH by 03/20/25
- **25-ZC-0001 – Zoning Regulations Text Amendment**
Jacob M. Amorando and Danielle A. Yesulaites (petitioners), Jilliam Judd, Pilicy & Ryan (agent)
Zoning Regulations Text Amendment of §3.1.1.2, §4.1.2.3, §4.1.2.4, §4.1.2.5 to change the following:
 - Minimum setback for structures housing animals from all property lines from 100 feet to 50 feet.
 - Minimum setback for accumulation of manure from all property lines, a well, a stream and a watercourse from 100 feet to 50 feet.*Petition Receipt; Referral to Planning Commission and IWWA; Schedule Public Hearing – OH by 03/20/25*

DELIBERATIONS

- **24-ZC-0025 – 265 Main Street South / Map 104, Lot 73-A-B / OS-60 District**
Town of Woodbury (applicant/owner)
Special Permit / Site Plan (Amendment) – Air Condenser

ENFORCEMENT

- **24-ENF-ZC05 – 49 Bacon Pond Road / Map 21, Lot 46 / PI District**
Gertrude and Christopher Hardisty (owners). Gjergji & Xhin Llenga, Booca Paving (tenant)
Absent required Special Permit approval unauthorized changes to approved site use and added site improvements (storage structure, exterior lights, replacement gate, flag sign).
Pending Public Hearing 24-ZC-0024 on 01/28/25
- **24-ENF-ZC06 – 54 Mountain Road / Map 105, Lot 105 / R-40 District**
Brayan Lopez Crespo (owner)
Zoning Cease & Desist Order (egregious violation) – Construction of house addition without permits and front and side yard setback encroachments.
Building Stop Work Order also issued.

ADMINISTRATIVE

- Meeting Minutes: December 10, 2024

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

- 4th Quarter Reports O&G – Stiles and Park Road Quarries
- Monthly Complaint Reports -Stiles and Park Road Quarries
- 4th Quarter Reports – Teitz – Parcel A & B and Pond Parcel

DRAFT ZONING REGULATIONS WORK SESSION

- NEW (continued) – Section 7 – Base Zoning Districts

ADJOURNMENT

RECEIVED & FILED
IN WOODBURY DISTRICT
This 7th day of Jan 2025
at 2:16 PM
Maria M. Francis

Upcoming Meeting Schedule:

January 28, 2025 – Public Hearing 24-ZC-0022 – 491 Grassy Hill Road – Special Permit /Site Plan: Major Home Occupation Landscape Contractor
January 28, 2025 – Public Hearing 24-ZC-0024 – 49 Bacon Pond Road – Special Permit/Site Plan: Storage Facility Excavator Contractor