



# Town of Woodbury Zoning Commission

281 Main Street South  
Woodbury, CT 06798  
203.263.3467 ▪ [www.woodburyct.org](http://www.woodburyct.org)

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## REGULAR MEETING AGENDA

Tuesday, January 23, 2024 – 7:00 PM

Senior / Community Center, 265 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)

### PUBLIC HEARINGS

- **23-ZC-0022 – 11 Stiles Road / Stiles Road Quarry / Map 32, Lot 1 / EE District**  
O&G Industries, Inc (applicant/owner)  
Renewal of Stiles Road Quarry Earth Materials Permit (2024- 2025)  
*CH by 02/27/24*
- **23-ZC-0023 – 97 Park Road Quarry / Map 88, Lot 5 / EE District**  
O&G Industries, Inc (applicant/owner)  
Renewal of Park Road Quarry Earth Materials Permit (2024 – 2025)  
*CH by 02/27/24*

### PENDING and NEW APPLICATIONS

- **24-ZC-0001 – 506 Main Street South / Map 105, Lot 5 / MSD & HD#1**  
Richard Desrochers (applicant), 506 Main Street South, LLC (owner)  
Amendment of Special Permit / Site Plan 21-ZC-2109 – Modification seeking to add “outdoor patio” spaces at the back and front of the Carriage House for ancillary use of the Carriage House venue.  
*Receipt of Application – Determination for Need of Public Hearing & Planning Commission Referral*  
*OH or D by 03/28/24*
- **24-ZC-0002 – 641 Main Street South / Map 102, Lot 28 / MQ District**  
641 Main Street South, LLC (applicant/owner)  
Amendment of Special Permit / Site Plan 05-ZC-5007 – Modification of Condition 15 seeking a Change of Use of the lower-level accessory retail tenant storage area to allow leasing of the storage space as a “principal use” separate from just the tenants of the upper floor permitted retail tenants.  
*Receipt of Application – Determination for Need of Public Hearing*  
*OH or D by 03/28/24*

OH = Open Hearing    CH = Close Hearing    D = Decision

**ENFORCEMENT**

- 21-ENF-0009 – 437 Sherman Hill Road / Map 4, Lot 8A / OS-100 District  
Eren Tumer (owner) – Classic Turf  
Amendment of Approved Remediation Plan (22-ZC-0007)

**ADMINISTRATIVE**

- Meeting Minutes 01/09/23

**PRIVILEGE OF THE FLOOR**

**CORRESPONDENCE**

- O&G Park Road Quarry Annual Report
- O&G Stiles Road Quarry Annual Report

**DRAFT ZONING REGULATIONS WORK SESSION**

**ADJOURNMENT**

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**Upcoming Meeting Schedule**

No new hearings scheduled at this time.

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IN WOODSBURY, CT

FILED  
JAN 23 2024  
[Handwritten signatures and initials]