



# 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 28, 2025 – 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

- **24-ZC-0022 – 491 Grassy Hill Road / Map 62, Lot 56 / OS-80 District**  
Stephen Bonfietti (owner/applicant)  
Special Permit (after the fact) per Zoning §4.1.3.4 for Major Home Occupation (Landscape Contractor).  
*CH by 03/04/25*
- **24-ZC-0024 – 49 Bacon Pond Road / Map 21, Lot 46 / PI District**  
Gertrude and Christopher Hardisty (owners). Gjergji & Xhin Llenga, Booca Paving (tenant)  
Special Permit / Site Plan per Zoning §5.3.2 for changes in approved site use and improvements (storage structure, exterior lights, replacement gate, flag sign).  
*CH by 03/04/25*

### DELIBERATIONS

- **24-ZC-0016 – 656 Weekepeemee Road / Map 44, Lot 11 / OS-100 District**  
Andrew Berecz (applicant/owner)  
Floodplain Permit – Installation of two above ground propane storage tanks on concrete pad and generator with associated fuel lines connecting to the house.
- **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.
- **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
- **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

- **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.

**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 (this meeting) and Decision*
- **25-ENF-ZC01 - 16 Weekepeemee Road / Map 39, Lot 45 / OS-60 District**  
Heather Dawn Rhoads (owner)  
Unauthorized conversion of accessory detached structure and unauthorized operation of accessory home occupation business absent of permits.

**ADMINISTRATIVE**

- Meeting Minutes: January 14, 2025

**PRIVILEGE OF THE FLOOR**

**CORRESPONDENCE**

**DRAFT ZONING REGULATIONS WORK SESSION**

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

**ADJOURNMENT**

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**Upcoming Meeting Schedule:**

February 11, 2025 – Public Hearing 24-ZC-0026 – 264 Maon Street South – Special Permit /Site Plan: Change of Use MSD District

February 25, 2025 – Public Hearing 25-ZC-0001 – Zoning Regulations Text Amendment – Setback for Housing of Animals

24th Jan 25  
9:45  
Maura M. Mancini