



Town of Woodbury Planning Commission

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

REGULAR MEETING AGENDA

Wednesday, January 4, 2023 – 7:00 PM
Senior Community Center
265 Main Street South, Woodbury, CT 06798

Masks recommended for those with
cold or flu symptoms and when
COVID-19 community level is medium or high

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

REFERRALS

- **22-PC-2214 – 265 Main Street South / Map 104, Lot 73A / OS-60 District**
281 Main Street South, Map 104, Lot 82, MSD District & 41 Park Road, Map 103, Lot 28, OS-60
Zoning Commission Referral (22-ZC-0021): Special Permit / Site Plan - Outdoor Recreation per Zoning
§3.4.6 and §5.1.3 for addition of 18 disc golf stations. Town of Woodbury (P&R) (applicant/owner).
- **22-PC-2215 – 387 Main Street South / Map 104, Lot 103 / MSD District**
Zoning Commission Referral (22-ZC-0022): Change of Use per Zoning §5.1.3 for conversion of first floor
dentist office to two one-bedroom apartments (retain second floor two-bedroom apartment) Hung Sup
Chun and Hae-Young Chun (applicant/owner).
- **22-PC-2212 – 785 Washington Road / Map 70, Lot 26, 27 & 28 / OS-100**
Zoning Commission Referral (22-ZC-0020): Petition Zoning Map Boundary Change OS-100 to MQ District
encompassing the subject lots. Drax Wellness Group, LLC (applicant). Tapawingo Tubing, LLC (owner)
Applicant requests adjournment to February 1, 2023 meeting.
- **22-PC-2213 – 785 Washington Road / Map 70, Lot 26, 27 & 28 / OS-100**
Zoning Commission Referral (22-ZC-0018):
 - Petition to Amend the Zoning Regulations to create a new district “Woodbury Wellness District” and
corresponding standards for said new zoning district; and
 - Petition to Amend the Zoning Map to change existing OS-100 District to the proposed new
“Woodbury Wellness District” encompassing the subject lots.Drax Wellness Group, LLC (applicant). Tapawingo Tubing, LLC (owner)
Applicant requests adjournment to February 1, 2023 meeting.

DELIBERATIONS and DETERMINATIONS

- Selected Items from this Agenda – As Determined Ready by the Commission
- Minutes – 12/07/22

POCD DISCUSSION

- Route 6 Corridor Study
- Main Street North Sidewalk Extension STEAP Grant
- Washington Avenue / School Street Sidewalk Community Connectivity Grant
- High-Speed Broadband Assessment and Feasibility Analysis
- POCD – Discussion of Implementation Steps

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

NEXT MEETING AGENDA ITEMS

ADJOURNMENT

RECEIVED & FILED
IN WOODBURY, CT
This 29th day of Dec 2022
at 4:15 o'clock PM
Maria M. Mancini
Town Clerk