



Town of Woodbury Zoning Commission

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

REGULAR MEETING AGENDA

Tuesday, October 10, 2023 – 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

- None

PENDING and NEW APPLICATIONS

- **23-ZC-0017 – 346 Main Street South / Map 104, Lot 2A-2 / MSD and HD#1**
Special Permit Amendment: Add Two (2) Detached Accessory Garage Buildings. The Birches on Main, LLC (applicant/owner). *Receipt of Planning Commission Referral Report / OH or D by 10/26/23*
- **23-ZC-0019 – 169 Quassuk Road (Parcel A & B) / Map 90, Lot 14 / OS-60 District**
Special Permit (renewal) – Earth Excavation Activities per Zoning §3.4.9 and §7.8
169 Quassuk Road (westerly side) (aka Parcels A & B)
Theodore Tietz, Jr. (applicant/owner)
- **23-ZC-0018 – Quassuk Road (Parcel C) / Map 90, Lot 11 / OS-60 District**
Special Permit (renewal) – Earth Excavation Activities per Zoning §3.4.9 and §7.8
Quassuk Road (westerly side) (aka Parcel C, Pond Parcel)
Theodore Tietz, Jr. (applicant/owner)

ENFORCEMENT

- **23-ENF-ZC02 – 59 Sherman Hill Road / Map 86, Lot 26 / OS-60 / Ryan Mellody**
Accessory shed/structure installed without permits in prohibitive front yard setback.
NV 08/14/23

DELIBERATIONS / DETERMINATIONS

- **23-ZC-0016 – 785 Washington Road / Map 70, Lot 27 / OS-100**
Special Permit Amendment / Flood Plain Permit: Remove and Replace Rotted Wood Bridge Planks and Handrails. Eric Anderson (Applicant), Tapawingo Tubing LLC (owner).
Receipt of Wetland Permit Approval/Report / OH or D by 10/26/23

OH = Open Hearing CH = Close Hearing D = Decision

- **23-ZC-0018 – 135 Bacon Pond Road / Map 21, Lot 35 / PI District**
Special Permit / Site Plan Amendment (of Special Permit #972, July 27, 1999) per Zoning §5.3.2 for the proposed replacement of an existing metal office trailer with a new permanent office building measuring 576 square feet (12' x 48') in the same location. JRD Properties, LLC (owner/applicant)
OH or D by 11/30/23
- **Select Items from this Agenda** – As Determined Ready by the Commission

ADMINISTRATIVE

- Meeting Minutes 09/26/23

DRAFT ZONING REGULATIONS WORK SESSION

- CONTINUED – Section 15 – Application Procedures and Administration

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

ADJOURNMENT

Upcoming Meeting Schedule – No new hearings scheduled at this time.

RECEIVED & FILED
IN WOODBURY, CT

This 5th day of Oct 2023
at 3:40 o'clock 7 M

Maria M. Mancini
Town Clerk