



Town of Woodbury Zoning Commission

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

REGULAR MEETING AGENDA

Tuesday, October 14, 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)

PENDING APPLICATIONS

- **25-ZC-0011 – Clubhouse Drive / Map 48, Lot 8A / OS-60 District**
Woodlake, Inc, Pilicy & Ryan (agent)
Special Permit: Detached accessory property maintenance office building
Tabled Pending Wetlands Report and Revised Plan – OH (post notice by 10/24/25) or D by 11/20/25

ENFORCEMENT

- **25-ENF-ZC04 – 297 & 299 Main Street South / Map 104, Lots 85 & 85-2 / MSD District**
Focus Spaces of Woodbury, LLC – Remediation Planting Plan
- **25-ENF-ZC05 – 259 Main Street South / Map 104, Lot 79 / MSD District**
Woodbury Holdings, LLC – Unauthorized short-term rental (Airbnb)

ADMINISTRATIVE

- Meeting Minutes – September 30, 2025

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

- Tietz Parcel A and Parcel B – 3rd Quarter Report
- Tietz Pond Parcel – 3rd Quarter Report
- O&G Stiles Road Quarry – 3rd Quarter Report
- O&G Park Road Quarry – 3rd Quarter Report

DRAFT ZONING REGULATIONS WORK SESSION

- New Section – Solar Energy Generating Facility

ADJOURNMENT

RECEIVED & FILED
IN WOODBURY, CT
This 9th day of Oct 2025
at 8:30 clock PM
Maura M. Mancini
Town Clerk

Upcoming Public Hearing Schedule: None

OH = Open Hearing CH = Close Hearing D = Decision NPV = Notice of Potential Violation C&D = Cease and Desist Order