



# Town of Woodbury Zoning Commission

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

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## REGULAR MEETING AGENDA

Tuesday, October 22, 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)

### PENDING APPLICATIONS / DELIBERATIONS

- **24-ZC-0015 – 297 & 299 Main Street South / Map 104, Lot 85-2 and Lot 85 / MSD and OS-60 Districts**  
Focus Spaces of Woodbury, LLC (owner/applicant), Gail McTaggart, Esq. and Civil 1 Engineering (agents)  
Special Permit/Site Plan: per Zoning §5.1 to permit a change of use to allow twenty (20) office suites dependent on separate Zoning Petitions 24-ZC-0013 and 24-ZC-0014; Special Permit per Zoning §7.4.12 to permit “alternate” off-street parking and loading involving location on an abutting lot via easement; and Special Permit per Zoning §7.4.11 to permit fewer loading spaces than otherwise required.  
*D by 12/12/24*

### ADMINISTRATIVE

- Meeting Minutes October 8, 2024

### PRIVILEGE OF THE FLOOR

### CORRESPONDENCE

- Stiles Road 3<sup>rd</sup> Quarter Report
- Park Road 3<sup>rd</sup> Quarter Report
- Tietz Parcels A&B 3<sup>rd</sup> Quarter Report
- Tietz Pond Parcel C 3<sup>rd</sup> Quarter Report

### DRAFT ZONING REGULATIONS WORK SESSION

- NEW (continued) – Section 12 – Off-Street Parking and Loading Standards

### ADJOURNMENT

Upcoming Meeting Schedule:

RECEIVED & FILED  
IN WOODBURY, CT  
This 17<sup>th</sup> day of Oct 2024  
at 4:24 o'clock P M  
*Maria Mancini*  
Town Clerk

OH = Open Hearing

CH = Close Hearing

D = Decision

NPV = Notice of Potential Violation