



Town of Woodbury
Zoning Commission
281 Main Street South
Woodbury, CT 06798
203.263.3467 ▪ www.woodburyct.org

REGULAR MEETING AGENDA

Tuesday, October 8, 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-0012 – 517 Main Street North / Map 25, Lot 22A-A / OS-100 District**
Mattatuck Unitarian Universalist Society (owner/applicant), Civil 1 Engineering (agent)
Special Permit/Site Plan: per Zoning §3.4.8 to permit development of 1,200 sf building and 1,200 sf open-air pavilion to be used as a place of worship with associated site improvements.
D by 11/28/24
- **24-ZC-0013 – 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)
Zoning Petition: Zoning Map Change per Zoning §9.4.1B to rezone the rear portion of the subject lots currently zoned OS-60 District to MSD District.
D by 11/28/24
- **24-ZC-0014 – Zoning Regulations Text Amendment Petition - §7.4.7 Off-Street Parking Standards**
Focus Spaces of Woodbury, LLC (owner/applicant), Gail McTaggart, Esq. and Civil 1 Engineering (agents)
Zoning Petition: Zoning Regulations Text Amendment per Zoning §9.4.1C to:
 - Amend §7.4.7 to change the minimum required off-street parking standard for retail, banks, business offices, medical, dental and veterinary clinics, and other similar commercial uses; and
 - Amend §5.1.6D to provide an exception to the number of nonresidential uses allowed to exceed two in existing buildings that never included residential uses.*D by 11/28/24*

PUBLIC HEARINGS

- **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.
Reconvene Public Hearing – CH by 10/29/24

ENFORCEMENT

- **24-ENF-ZC04 – 75 Hoop Pole Hill Road / Map 54, Lot 30-2 / OS-100 District**
 Michael Landry
 Unauthorized spa business "MY Spa CT" use within a single-family dwelling absent required Health and Zoning permits and unreconciled business operations indicated in Statement of Use and website.
Held over to 10/08/24 meeting

ADMINISTRATIVE

- Meeting Minutes September 24, 2024

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

DRAFT ZONING REGULATIONS WORK SESSION

- REVIEW – Section 11 – Site Development and Landscape Standards
- NEW – Section 12 – Off-Street Parking and Loading Standards

ADJOURNMENT

Upcoming Meeting Schedule:

RECEIVED & FILED
 IN WOODBURY, CT
 This 4th day of Oct 2024
 at 9:21 o'clock A M
Maria M. Mancini
 Town Clerk