



Town of Woodbury Zoning Commission

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

REGULAR MEETING AGENDA

Tuesday, November 26, 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-0018 – 129 Main Street North / Map 90, Lot 8 / MSD District**
Little Portions Property(applicant/owner), Civil 1(agent)
Installation of a diesel generator.
Consideration of Draft Approval Resolution – D by 01/16/25

NEW APPLICATIONS

- **24-ZC-0020 – 644 Flanders Road (5 Church Hill Road) / Map 96, Lots 21 and 22 / OS-100 District**
Flanders Nature Center and Land Trust, Inc. (applicant/owner), Vincent LaFontan (agent)
Special Permit/Site Plan – Improvement of existing and new northern site access driveways via Flanders Road, addition of off-street parking at barns and near studio, upgrade improvement of grass farm trail to a stone dust ADA “accessible trail” and related site grading.
Receipt of Application and Scheduling of Public Hearing – OH by 01/30/25.

ENFORCEMENT

- **24-ENF-ZC05 – 49 Bacon Pond Road / Map 21, Lot 46 / PI District**
Gertrude and Christopher Hardisty (owners). Gjergji & Xhin Llenga, Booca Paving (tenant)
Absent required Special Permit approval unauthorized changes in site use and added site improvements (storage structure, exterior lights, replacement gate).

ADMINISTRATIVE

- Meeting Minutes November 12, 2024

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

DRAFT ZONING REGULATIONS WORK SESSION

- NEW (continued) – Section 12 – Off-Street Parking and Loading Standards
- NEW – Section 7 – Base Zoning Districts

ADJOURNMENT

Upcoming Meeting Schedule:

January 14, 2025 – Public Hearing 24-ZC-0019 – Zoning Commission Zoning Text Amendments – Family Day Care and Group Child Homes

OH = Open Hearing CH = Close Hearing D = Decision NPV = Notice of Potential Violation

RECEIVED & FILED
IN WOODBURY, CT
This 21st day of Nov 24
at 9:30 o'clock A M
Maria M. Avancini
Town Clerk