



Town of Woodbury Zoning Commission

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

REGULAR MEETING AGENDA

Tuesday, December 10, 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)

NEW APPLICATIONS

- **24-ZC-0022 – 491 Grassy Hill Road / Map 62, Lot 56 / OS-80 District**
Stephen Bonfietti (owner/applicant)
Special Permit (after the fact) per Zoning §4.1.3.4 for Major Home Occupation (Landscape Contractor).
Scheduling of Public Hearing – OH by 02/13/25
- **24-ZC-0024 – 49 Bacon Pond Road / Map 21, Lot 46 / PI District**
Gertrude and Christopher Hardisty (owners). Gjergji & Xhin Llenga, Booca Paving (tenant)
Special Permit / Site Plan per Zoning §5.3.2 for changes in approved site use and improvements (storage structure, exterior lights, replacement gate, flag sign).
Scheduling of Public Hearing – OH by 02/13/25
- **24-ZC-0025 – 265 Main Street South / Map 104, Lot 73-A-B / OS-60 District**
Town of Woodbury (applicant/owner)
Special Permit / Site Plan per Zoning §3.4.6 and §8.2.8 for installation of an outside air condenser on wall of existing building.

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 to approved site use and added site improvements (storage structure, exterior lights, replacement gate, flag sign).

ADMINISTRATIVE

- Meeting Minutes – November 26, 2024
- Nominating Committee – Election of Officers (Chair, Vice Chair, Secretary) at first meeting in January

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

DRAFT ZONING REGULATIONS WORK SESSION

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

January 14, 2025 – Public Hearing 24-ZC-0020 – 644 Flanders Road – Special Permit/Site Plan – Northern Access Driveways, Trails and Parking

RECEIVED & FILED
IN WOODBURY, CT

This 10th day of Dec 2024
at 9:22 o'clock A M

Maria M. Mancini
Town Clerk