



TOWN OF WOODBURY
Zoning Commission
Regular Meeting Agenda
Tuesday, December 14, 2021 – 7:00 p.m.
Senior/Community Center – 265 Main Street South

OPENING OF MEETING

- Call to Order
- Seating of Members / Alternates
- Conflict of Interest Reminder (CGS Section 8-11 & Town Charter Section 901)

PUBLIC HEARINGS/PENDING APPLICATIONS

- **21-ZC-2115** / O & G Industries, Inc. / Park Road Quarry / Earth Materials Permit Renewal (2022-2023) / Map 088 / Lot 005 / CH: 1/18/22
- **21-ZC-2116** / O & G Industries, Inc. / Stiles Road Quarry / Earth Materials Permit Renewal (2022-2023) / Map 032 / Lot 001 & 001A / CH: 1/18/22
- **21-ZC-2117** / Sand Dune LLC / 297 & 299 Main Street South / Special Permit to Convert Office Building to Apartments (Sec.5.1.8) and Special Permit for Alternate Parking (Sec. 7.4.11) / Map 104 / Lots 085 & 085-2 / CH: 1/18/22
- **21-ZC-2119** / Flanders Nature Center & Land Trust / 5 Church Hill Road / Special Permit for Installation of Concrete Monolithic Pad (12' x 30') and Post & Beam Shed Roof Pavilion Above for Use as Outdoor Classroom / Map 096 / Lot 021 & 22 / 1/18/22

NEW APPLICATIONS

- **21-ZC-2122** / Forbes / 255 Main Street South / Special Permit for New Business (Phil's Guitar Shop – Lessons, Repairs & Sales) Including Signage / Map 104 / Lot 078 / OH: 2/17/22 (*Scheduling of Public Hearing & Referral to Planning Commission*)

ENFORCEMENT

- **21-ENF-0008** / Beyer / 46 Leavenworth Rd. / Construction of Unpermitted Pavilion & Possible Home-Based Business / Map 070 / Lot 048-12 (*NVRVC Sent 10/27/21*)
- **21-ENF-0009** / Eren / 437 Sherman Hill Road / NPV Site Development Activities Including Excavation and Unpermitted Structures / Map 004 / Lot 008A (*NPV Sent 12/7/21*)

DELIBERATIONS / DETERMINATIONS

- **Select Items from this Agenda** – As Determined Ready by the Commission
- **Meeting Minutes**
- 11/23/21

OTHER BUSINESS

REGULATION WORKSHOP – Discussion Focus:

- Signs
- Short-Term Rentals

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

ADJOURNMENT

Respectfully Submitted,
Anne Firlings
Anne Firlings
Administrative Assistant, Land Use

OH = Open Hearing PH = Public Hearing CH = Close Hearing D = Decision

RECEIVED & FILED
IN WOODBURY, CT

This 10th day of Dec 2021
at 7:20 o'clock A M
Luide L. Cash
Town Clerk