



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

REGULAR MEETING AGENDA

Tuesday, February 11, 2025 – 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)

PUBLIC HEARINGS

- **24-ZC-0026 – 264 Main Street South / Map 104, Lot 13 / MSD & HD#1 Districts**
Steven Levy (owner/applicant)
Special Permit / Site Plan - Change of Use: Conversion of second floor office to 2-bedroom apartment and conversion of a portion of first floor office to 1-bedroom apartment.
CH by 03/18/25
- **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).
Reconvened from 01/28/25 – CH by 03/04/25

ENFORCEMENT

- **24-ZC-0015 – 297-299 Main Street South / Map 104, Lots 85-2 and 85 / MSD District**
Focus Spaces of Woodbury, LLC (owner)
Clearing cutting beyond the approved Special Permit / Site Plan project construction limits and of perimeter vegetated buffers that were to remain.
- **25-ENF-ZC02 – 59 Sycamore Avenue / Map 36, Lot 69 / R-40 District**
Jerome W. Schwab III (owner)
Unauthorized use and habitation of existing accessory barn structure located in the Flood Plain, as a single-family dwelling without obtaining required permits.
- **24-ENF-ZC05 – 49 Bacon Pond Road / Map 21, Lot 46 / PI District**
Gertrude and Christopher Hardisty (owner) / 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).
Active Public Hearing 24-ZC-0024 (this meeting)

DELIBERATIONS

- **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).
 CH by 03/04/25

ADMINISTRATIVE

- Meeting Minutes: January 28, 2025

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

DRAFT ZONING REGULATIONS WORK SESSION

- NEW (continued) – Section 7 – Base Zoning Districts

ADJOURNMENT

Upcoming Meeting Schedule:

February 25, 2025 – Public Hearing 25-ZC-0001 – Zoning Regulations Text Amendment – Setback for Housing of Animals

RECEIVED & FILED
 IN WOODBRIDGE, CT
 6th Feb 25
 3:25 PM
 Maria M. Mercuri