



# Town of Woodbury Zoning Commission

281 Main Street South  
Woodbury, CT 06798  
203.263.3467 • [www.woodburyct.org](http://www.woodburyct.org)

## REGULAR MEETING AGENDA

Tuesday, February 14, 2023 – 7:00 PM  
Senior Community Center  
265 Main Street South, Woodbury, CT 06798

Masks recommended for those with  
cold or flu symptoms and when  
COVID-19 community level is medium or high

### OPENING OF MEETING

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

### PUBLIC HEARINGS – None

### PENDING APPLICATIONS

- **22-ZC-0019 – 506 Main Street South / Map 103, Lot 5 / MSD/MQ and HD#1 Districts**  
Amendment of Special Permit / Site Plan 21-ZC-2109 – Modification to rear parking lot layout and lighting.  
506 Main Street South LLC (applicant/owner)

### NEW APPLICATIONS

- **23-ZC-0005 – 49 Hollow Road (rear lot) / Map 103, Lot 17A / R40 and HD#1 Districts**  
Flood Plain Permit per Zoning §6.1 for installation of exterior propane fuel tank.  
Seabury Society for the Preservation of the Glebe House, Inc. (applicant/owner)  
*Receipt and Review of Application – holding of a Public Hearing is discretionary*
- **23-ZC-0006 – 262 Minortown Road / Map 32, Lot 23 / OS-60 District**  
Flood Plain Permit per Zoning §6.1 for installation of a standby generator and propane tank.  
Anthony Jr. and Diana G. Mennone (applicant/owner)  
*Receipt and Review of Application – holding of a Public Hearing is discretionary*
- **23-ZC-0008 – 920 Main Street South / Map 34, Lot 1D-A / OS-60 District**  
Special Permit / Site Plan per Zoning §4.1.3.4 for Major Home Occupation in portion of existing accessory barn occupying an area approximately 25' x 25' (625 sf) for Warrens Landing, LLC, sale of artisan works not manufactured on the premises. Jock Duncan and Lee Fuller Lawrason (applicant/owner)  
*Receipt of Application; Referral to Planning Commission minimum of 35 days prior to public hearing; and Scheduling of Public Hearing – OH by 04/20/23*

**ENFORCEMENT**

- **22-ENF-0013 – 641 Main Street South / Map 102, Lot 28 / MQ District**  
 Unauthorized Sign: Wall Banner Sign – Ayrica Gelinias (tenant) / 641 Main Street South, LLC (owner)  
 NOV sent 12/20/22

**OTHER BUSINESS**

**DRAFT ZONING REGULATIONS WORK SESSION**

- Discussion of Draft Zoning Regulations - SIGNS

**DELIBERATIONS / DETERMINATIONS**

- **22-ZC-0022 – 387 Main Street South / Map 104, Lot 103 / MSD District**  
 Special Permit / Site Plan – Consideration of Draft Approval Resolution – D by 03/30/23

**ADMINISTRATIVE**

- Meeting Minutes 01/24/23

**OTHER BUSINESS**

**PRIVILEGE OF THE FLOOR**

**CORRESPONDENCE**

**ADJOURNMENT**

**Upcoming Meeting Schedule**

February 28, 2023 – Public Hearing 23-ZC-0001 – 75 Bacon Pond Road / Map 21, Lot 34A / PI District

February 28, 2023 – Public Hearing 23-ZC-0007 – 4 Main Street South / Map 104, Lot 44 / MSD and HD#1 Districts

RECEIVED & FILED  
 IN WOODBURY, CT  
 This 8<sup>th</sup> day of Feb 2023  
 at 1:30 clock PM  
 Maria M. Mancini