



# Town of Woodbury Zoning Commission

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

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## REGULAR MEETING AGENDA

Tuesday, February 27, 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)

### PUBLIC HEARINGS

- **23-ZC-0022 – 11 Stiles Road / Stiles Road Quarry / Map 32, Lot 1 / EE District**  
O&G Industries, Inc (applicant/owner), Renewal of Stiles Road Quarry Earth Materials Permit (2024- 2025)  
*Reconvened from 01/23/24 – CH by 02/27/24*
- **23-ZC-0023 – 97 Park Road Quarry / Map 88, Lot 5 / EE District**  
O&G Industries, Inc (applicant/owner), Renewal of Park Road Quarry Earth Materials Permit (2024 – 2025)  
*Reconvened from 01/23/24 – CH by 02/27/24*

### DELIBERATIONS and DETERMINATIONS

- **Select Items from this Agenda** – If Public Hearing is Closed and as Determined Ready by the Commission
  - **23-ZC-0022 – 11 Stiles Road / Stiles Road Quarry / Map 32, Lot 1 / EE District**
  - **23-ZC-0023 – 97 Park Road Quarry / Map 88, Lot 5 / EE District**
- **24-ZC-0001 – 506 Main Street South / Map 105, Lot 5 / MSD & HD#1**  
Richard Desrochers (applicant), 506 Main Street South, LLC (owner) – Outdoor Patios  
*D by 03/28/24*
- **24-ZC-0002 – 641 Main Street South / Map 102, Lot 28 / MQ District**  
641 Main Street South, LLC (applicant/owner) – Lower Level Storage Use as a Principal Use  
*D by 03/28/24*

### PENDING and NEW APPLICATIONS

- **23-ZC-0024 – 215 Main Street South / Map 104, Lot 73A / MSD District and HD#1**  
215 Mainwood, LLC (applicant/owner)  
Special Permit / Site Plan Approval Amendment – Installation of ADA access ramp over existing walkway, extend side porch and install two (2) new exterior doors.  
*Receipt of Application – Determination for Need of Public Hearing & Planning Commission Referral*  
*Pending Historic District Commission Certificate of Appropriateness – OH or D by 03/14/24*

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

- **24-ZC-0004 – 726 Main Street South / Map 102, Lot 20-1A / MQ District**  
 MQ North, LLC (applicant), James M. Scott (owner), Woodbury Shops South LLC  
 Special Permit / Site Plan Approval – Proposed demolition and reconstruction of Building #8, as well as proposed Change of Use to a Veterinary Office (Zoning §3.4.5 Special Permit) and Retail.  
*Receipt of Application – Scheduling of Public Hearing*  
*OH by 04/18/24*
- **24-ZC-0005 – 346 Main Street South / Map 104, Lot 2A-2 / MSD District & HD#1**  
 William and Susan Stinson (applicant/owner)  
 Special Permit / Site Plan Approval Amendment – Add multiple sections of picket fencing.  
*Receipt of Application – Determination for Need of Public Hearing & Planning Commission Referral*  
*OH or D by 04/18/24*

**ADMINISTRATIVE**

- Meeting Minutes 01/23/24

**PRIVILEGE OF THE FLOOR**

**CORRESPONDENCE**

**DRAFT ZONING REGULATIONS WORK SESSION**

- REVIEW – Section 16.1 – 16.3 – Permits, Certificates and Site Plan
- NEW – Section 16.4 – First Cut Divisions and Lot Line Revisions
- NEW – Section 17 – Administrative and Enforcement

**ADJOURNMENT**

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**Upcoming Meeting Schedule:**

No new public hearings scheduled at this time.

RECEIVED & FILED  
 IN TOWN OF WOODBURY, CT  
 FEB 23rd 2024  
 4:00  
 Maria M. Mancini