



Town of Woodbury Zoning Commission

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

REGULAR MEETING AGENDA

Tuesday, February 28, 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

- **23-ZC-0001 – 75 Bacon Pond Road / Map 21, Lot 34A / PI District**
Special Permit / Site Plan: New construction of two buildings including associated site improvements.
69 Bacon Pond, LLC (applicant/owner).
Open Public Hearing – CH by 04/04/23
- **23-ZC-0007 – 4 Main Street South / Map 104, lot 44 / MSD and HD#1**
Special Permit / Site Plan: Change of Use per Zoning §5.1.3 for conversion of a portion of the first floor into a new two-bedroom apartment; retain remaining first floor area (approximately 900 sf) as a commercial business; and renovate the unfinished second floor into a new two-bedroom apartment. Also, proposed parking and minor exterior window improvements.
Thomas A. and Lisa M. Amatruda (applicant/owner).
Open Public Hearing – CH by 04/04/23

PENDING APPLICATIONS

- **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)
Pending Receipt of IWWA Report

NEW APPLICATIONS – None

ENFORCEMENT

- **23-ENF-0001 – 399 Weekepeemee Road**
Nonpermitted storage trailer
William and Mary Tyrell
NPV sent 01/30/23

DRAFT ZONING REGULATIONS WORK SESSION

- Discussion of Draft Zoning Regulations - SIGNS

DELIBERATIONS / DETERMINATIONS

- **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 – *Consideration of Draft Approval Resolution*
- **23-ZC-0005 – 49 Hollow Road (rear lot) / Map 103, Lot 17A / R40 and HD#1 Districts**
Flood Plain Permit – *Consideration of Draft Approval Resolution*

ADMINISTRATIVE

- Meeting Minutes 02/14/23

OTHER BUSINESS

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

ADJOURNMENT

Upcoming Meeting Schedule

March 14, 2023 – Public Hearing 23-ZC-0008 – 920 Main Street South / Map 34, Lot 1D-A / OS-60 District

RECEIVED & FILED
IN WOODBURY, CT

This 24th day of Feb 2023
at 9:45 o'clock A M
Maria M. Mancini
Town Clerk