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

REGULAR MEETING AGENDA

Tuesday, March 25, 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)

ENFORCEMENT

- **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).

DELIBERATIONS

- **25-ZC-0001 – Zoning Regulations Text Amendment**
  Jacob M. Amorando (Petitioner), Jillian Judd, Esq., Pilicy & Ryan (agent)
  Petition to Amend the Zoning Regulations, amending §3.1.1.2, §4.1.2.3, §4.1.2.4, and §4.1.2.5 to change the minimum setback for structures housing animals from all property lines from 100 feet to 50 feet.
  D by 05/15/25

ADMINISTRATIVE

- Meeting Minutes: March 11, 2025

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

DRAFT ZONING REGULATIONS WORK SESSION

- NEW – Section 7.9 – Earth Excavation District
- NEW – Section 7.10 – Special Permit Requirements for Quarry Operations in Earth Excavation District

ADJOURNMENT

WOODBURY, CT
20[illegible] Mar 25
8:35

Upcoming Meeting Schedule:

OH = Open Hearing CH = Close Hearing D = Decision NPV = Notice of Potential Violation C&D = Cease and Desist Order