



Town of Woodbury Zoning Commission

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

REGULAR MEETING AGENDA

Tuesday, March 26, 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

- **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.
CH by 04/30/24

DELIBERATIONS / DETERMINATIONS

- **24-ZC-0006 – 641 Main Street South / Map 102, Lot 028 / MQ District**
641 Main Street South LLC (owner/applicant)
Modification of existing special permit to allow office use with ancillary storage for antique furniture business in lower level of existing building.
OH or D by 05/16/24

ENFORCEMENT

- **21-ENF-0009 – 437 Sherman Hill Road / Map 4, Lot 8A / OS-100 District**
Turner Eren (owner) – Classic Turf
Amendment of Approved Remediation Plan (22-ZC-0007)

ADMINISTRATIVE

- Meeting Minutes 03/12/24
- Rescheduling (location and/or date) of May 28, 2024, Regular Meeting

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

DRAFT ZONING REGULATIONS WORK SESSION

- REVIEW – Section 16.4 – First Cut Divisions and Lot Line Revisions
- NEW – Section 17 – Administrative and Enforcement

ADJOURNMENT

RECEIVED & FILED
IN WOODBURY, CT

This 22nd day of Mar 2024
at 4:15 o'clock P M

Maria M. Mancini
Town Clerk