



Town of Woodbury Zoning Commission

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

REGULAR MEETING AGENDA

Tuesday, April 23, 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)

DISCUSSION

- 23-ZC-0022 – 11 Stiles Road / Stiles Road Quarry / Map 32, Lot 1 / EE District
O&G Letter re: Conditions of Renewal Approval

PENDING APPLICATIONS

- 24-ZC-0008 – 694 Main Street South / Map 102, Lot 22-D-1 / MQ-F District
Good News Cafe, LLC (owner/applicant) *OH or D by 06/13/24*
Special Permit/Site Plan Amendment: *Pending Submission of Additional Information*
 - To modify 21-ZC-2106 outdoor dining pergola with lighting, heating, and fans (already installed).
 - To modify #745 outdoor seating limited to seven (7) umbrellas and no change in the total 48 seats (indoor seats were to be removed to compensate for outdoor seats) to permit an increase in seating to permit both indoor and outdoor seating simultaneously supported by new septic installation.

DELIBERATIONS / DETERMINATIONS

- 24-ZC-0007 – 514 Main Street North / Map 25, Lot 009 / OS60 District
Mario Mazzettini (owner/applicant)
Application for Flood Plain Permit – Install two (2) 120-gallon propane storage tanks under 2nd story in rear of house, tanks to be anchored to the ground.

ADMINISTRATIVE

- Meeting Minutes 04/09/24

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

DRAFT ZONING REGULATIONS WORK SESSION

- NEW – Section 17 – Administrative and Enforcement

ADJOURNMENT

RECEIVED & FILED
IN WOODBURY, CT

This 19th day of Apr 2024
at 9:20 o'clock A.M.

Maria M. Mancini
Town Clerk

Upcoming Public Hearing Schedule: No public hearings scheduled.

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