

Town of Woodbury Zoning Commission

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

REGULAR MEETING AGENDA

Tuesday, April 9, 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

NEW APPLICATIONS

- **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.
- **24-ZC-0008 – 694 Main Street South / Map 102, Lot 22-D-1 / MQ-F District**
Good News Cafe, LLC (owner/applicant)
Special Permit/Site Plan Amendment:
 - 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-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.
D by 05/30/24

ENFORCEMENT

ADMINISTRATIVE

- Meeting Minutes 03/26/24

PRIVILEGE OF THE FLOOR

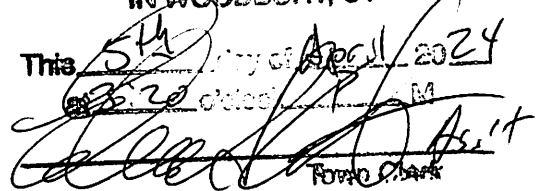
CORRESPONDENCE

DRAFT ZONING REGULATIONS WORK SESSION

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

ADJOURNMENT

Upcoming Meeting Schedule:

RECEIVED & FILED
 IN WOODBURY, CT
 This 5th day of April, 2024
 at 03:20 o'clock P.M.

 Town Clerk