



Town of Woodbury Zoning Commission

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

REGULAR MEETING AGENDA

TUESDAY – MAY 14, 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)

PENDING APPLICATIONS

- **24-ZC-0008 – 694 Main Street South / Map 102, Lot 22-D-1 / MQ 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

- **23-ZC-0024 – 215 Main Street South / Map 104, Lot 73A / MSD District and HD#1**
215 Mainwood, LLC (applicant/owner)
Special Permit / Site Plan Approval Amendment – Installation of ADA access ramp over existing walkway, extend side porch and install two (2) new exterior doors.
- **23-ZC-0022 – 11 Stiles Road / Stiles Road Quarry / Map 32, Lot 1 / EE District**
O&G Industries Inc.
Modification of Conditions of Approval 2024-2025 Renewal

ADMINISTRATIVE

- Meeting Minutes 04/23/24

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

DRAFT ZONING REGULATIONS WORK SESSION

- NEW – Section 17 – Administrative and Enforcement

ADJOURNMENT

Continued Review

RECEIVED & FILED
IN WOODBURY CT

This 10th day of May 2024
at 10:40 o'clock A M

Maria M. Mancini
Trotter Clerk

Upcoming Public Hearing Schedule: No public hearings scheduled.

OH = Open Hearing

CH = Close Hearing

D = Decision

NPV = Notice of Potential Violation