



# Town of Woodbury Zoning Commission

281 Main Street South  
Woodbury, CT 06798  
203.263.3467 • [www.woodburyct.org](http://www.woodburyct.org)

## REGULAR MEETING AGENDA

Tuesday, June 13, 2023 – 7:00 PM  
Senior / Community Center  
265 Main Street South, Woodbury, CT 06798

Masks recommended for those with  
cold or flu symptoms and when  
COVID-19 community level is medium or high

### OPENING OF MEETING

- Call to Order
- Seating of Members / Alternates
- Conflict of Interest Reminder (CGS §8-11 & Woodbury Town Charter Section 901)

### PUBLIC HEARINGS

- None

### PENDING and NEW APPLICATIONS

- **23-ZC-0013 – 5 Church Hill Road / Map 96, Lots 21 & 22 / OS-100 District**  
Special Permit / Site Plan per Zoning §3.4.8 to permit the new construction and use of an educational open-air pavilion over a monolithic concrete pad measuring 1,200 sf (20 ft x 60 ft) with roof solar panels and connecting subsurface electrical lines to existing buildings.  
Flanders Nature Center & Land Trust, Inc. (applicant/owner)  
*Receipt of Application and Scheduling of Public Hearing – OH by 08/17/23*
- **12-ZC-0014 – 48 North Forty Road / Map 52, Lot 27-6 / OS-60 District**  
Special Permit/Site Plan per Zoning §3.4.8 to permit the administrative operations and activities of an Instructional, Philanthropic and/or Charitable Institution “Hammers & Heroes Therapeutic Blacksmithing” (Hammers and Heroes Inc., EIN 84-4737718 Non-Profit 501(c)3 Organization).  
Hammers and Heroes Inc (applicant), 48 North Forty Road LLC (applicant/owner)  
*Receipt of Application and Scheduling of Public Hearing – OH by 08/17/23*

### ENFORCEMENT

- None

### DELIBERATIONS / DETERMINATIONS

- **22-ZC-0016-A1 – 146 South Pomperaug Avenue / Map 102, Lot 1 / MQ District**  
Special Permit/Site Plan Amendment modifying restaurant addition per 22-ZC-0016 (approved 12/13/22).
- **Select Items from this Agenda** – As Determined Ready by the Commission.

ADMINISTRATIVE

- Meeting Minutes – 05/23/23

DRAFT ZONING REGULATIONS WORK SESSION

- Discussion of Draft Zoning Regulations
  - REVIEW – Section 13 – Sign Standards
  - NEW – Sections 3 – Overview and Prohibited Uses
  - NEW – Section 14 – Architectural Design Guidelines

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

ADJOURNMENT

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Upcoming Meeting Schedule – No new hearings scheduled at this time.

RECEIVED & FILED  
IN WOODSBURY, CT

This 9<sup>th</sup> day of June 2023  
at 7:40 o'clock A M  
Marie Mancini  
Town Clerk