



Town of Woodbury

Zoning Commission

281 Main Street South

Woodbury, CT 06798

203.263.3467 • www.woodburyct.org

REGULAR MEETING AGENDA

Tuesday, July 11, 2023 – 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

- **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). *CH by 08/15/23*
- **23-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). *CH by 08/15/23*

PENDING and NEW APPLICATIONS

- None

ENFORCEMENT

- **21-ENF-0009 – 437 Sherman Hill Road / Map 4, Lot 8A / OS-100 District**
Request for Retroactive Time Extension to Complete Remediation Plan (22-ZC-0007)

DELIBERATIONS / DETERMINATIONS

- **Select Items from this Agenda** – As Determined Ready by the Commission

ADMINISTRATIVE

- Meeting Minutes 06/27/23

DRAFT ZONING REGULATIONS WORK SESSION

- Discussion of Draft Zoning Regulations
 - REVIEW – Section 14 – Architectural Design Guidelines
 - REVIEW – Section 13 – Sign Tables
 - NEW – Section 1 – General Provisions

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

ADJOURNMENT

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

RECEIVED & FILED
IN WOODBURY, CT
This 6th day of July 2023
at 11:20 o'clock A.
Maria M. Mancini
Town Clerk