



# Town of Woodbury Planning Commission

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

## REGULAR MEETING AGENDA

Wednesday, August 2, 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)

### NEW APPLICATIONS

- 23-PC-0002 – 41 Terrell Road / Map 19, Lot 86C-B / OS-100 District  
Subdivision Amendment of Record Map Volume 26, Page 35 seeking to remove map restriction “Not a Building Lot” as noted on the record subdivision map. Martine Noletti-Fairbairn (applicant/owner).  
*Receipt of Application / Determination for need of Public Hearing, Site Visit and Referrals*
- 23-PC-0003 – 740 Main Street South / Map 102, Lot 20-B / MQ District  
Two-Lot Subdivision – Subject property is part of an approved Consolidated Development Plan including existing lots at 726, 740 and 766 Main Street South. Woodbury Shops South LLC, 738-744 Main Street South LLC, James M. Scott, and J.M. Scott Associates, Inc. (applicant/owner).  
*Receipt of Application / Determination for need of Public Hearing, Site Visit and Referrals*

### DELIBERATIONS and DETERMINATIONS

- Minutes – 06/07/23

### SPECIAL PROJECTS DISCUSSION

- Bernard Rosenberg Award
- Route 6 Corridor Study
- Main Street North Sidewalk Extension
- Washington Avenue / School Street Sidewalks
- POCD – Discussion of Implementation Steps – Review Prep for 09/13/23 Joint Land Use Meeting
- DRAFT Zoning Regulations
  - Article II – Uses and Zoning Districts
    - Section 4 – Principal Use Regulations – Page 26

### PRIVILEGE OF THE FLOOR

### CORRESPONDENCE

### NEXT MEETING AGENDA ITEMS

### ADJOURNMENT

RECEIVED & FILED  
IN WOODBURY, CT  
This 27<sup>th</sup> day of July 2023  
at 9:25 o'clock A.M  
Maria Mancini  
Town Clerk