



Town of Woodbury Zoning Commission

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

REGULAR MEETING AGENDA

Tuesday, August 22, 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

- None

PENDING and NEW APPLICATIONS

- **23-ZC-0015 – 106 Hoop Pole Hill Road / Map 54, Lot 14B-2 / OS-100 District**
Chad and Christa McAfee (applicants/owners)
Special Permit/Site Plan Per Zoning §4.1.3 to permit a major home occupation, “McAfee Home Improvement, LLC” for administrative purposes only.
Receipt and Scheduling of Public Hearing – OH by 09/25/23

ENFORCEMENT

- **23-ENF-ZC02 – 59 Sherman Hill Road / Map 86, Lot 26 / OS-60 / Ryan Mellody**
Accessory shed/structure installed without permits in prohibitive front yard setback.
NV 08/14/23

DELIBERATIONS / DETERMINATIONS

- **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). *Reconvened from 07/11/23 – CH by 08/15/23*
- **Select Items from this Agenda** – As Determined Ready by the Commission

ADMINISTRATIVE

- POCD Goals – Discussion Prep for Joint Land Use Meeting
- Meeting Minutes 08/08/23

OH = Open Hearing CH = Close Hearing D = Decision

DRAFT ZONING REGULATIONS WORK SESSION

- CONTINUED – Section 15 – Application Procedures and Administration

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

ADJOURNMENT

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

RECEIVED & FILED
IN WOODBURY, CT

This 18th day of Aug 2023
at 3:00 o'clock PM

Maria Mancini
Town Clerk