



# Town of Woodbury Zoning Commission

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

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## REGULAR MEETING AGENDA

Tuesday, August 27 – 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 / DELIBERATIONS

- **24-ZC-0011 – 127 Bethlehem Road / Map 14, Lot 11 / OS-100 District**  
Special Permit / Site Plan application per Zoning §3.4.1 to permit the construction and use of an accessory public water utility storage building measuring 4,800 sf (60' x 80'). Watertown Fire District (owner/applicant), Ron Wolff, PE (agent)

### NEW APPLICATIONS

- **24-ZC-0012 – 517 Main Street North / Map 25, Lot 22A-A / OS-100 District**  
Mattatuck Unitarian Universalist Society (owner/applicant), Civil 1 Engineering (agent)  
Special Permit/Site Plan: per Zoning §3.4.8 to permit development of 1,200 sf building and 1,200 sf open-air pavilion to be used as a place of worship with associated site improvements.  
*Official Receipt and Scheduling of Public Hearing – OH by 10/31/24*
- **24-ZC-0013 – 297 & 299 Main Street South / Map 104, Lot 85-2 and Lot 85 / MSD and OS-60 Districts**  
Petition: Zoning Map Change per Zoning §9.4.1B to rezone portion of lots zoned OS-60 to MSD.  
Focus Spaces of Woodbury, LLC (owner/applicant), Gail McTaggart, Esq. and Civil 1 Engineering (agents)  
*Official Receipt, MSD Referral to Planning Commission, and Scheduling of Public Hearing – OH by 10/31/24*
- **24-ZC-0014 – Zoning Regulations Text Amendment Petition - §7.4.7 Off-Street Parking Standards**  
Petition: Zoning Regulations Text Amendment per Zoning §9.4.1C to amend §7.4.7 to change the minimum required off-street parking standard for retail, banks, business offices, medical, dental and veterinary clinics, and other similar commercial uses.  
Focus Spaces of Woodbury, LLC (owner/applicant)  
*Official Receipt, MSD Referral to Planning Commission, and Scheduling of Public Hearing – OH by 10/31/24*
- **24-ZC-0015 – 297 & 299 Main Street South / Map 104, Lot 85-2 and Lot 85 / MSD and OS-60 Districts**  
Special Permit/Site Plan: per Zoning §5.1 to permit a change of use from ten (10) residential apartments to ten (10) office suites.  
Special Permit/Site Plan: per Zoning §7.4.12 to permit “alternate” off-street parking and loading involving location on an abutting lot via easement.  
Special Permit/Site Plan: per Zoning §7.4.11 to permit fewer loading spaces.  
Focus Spaces of Woodbury, LLC (owner/applicant)  
*Official Receipt, Referral to Planning Commission, and Scheduling of Public Hearing – OH by 10/31/24*

OH = Open Hearing    CH = Close Hearing    D = Decision    NPV = Notice of Potential Violation

**ENFORCEMENT**

- **21-ENF-0009 – 437 Sherman Hill Road / Map 4, Lot 8A / OS-100 District**  
Tumer Eren (owner) – Classic Turf  
Site Stabilization and Amendment of Approved Remediation Plan (22-ZC-0007)
- **24-ENF-ZC03 – 92 Judson Avenue / Map 38, Lot 55-7 / R-40 & HD#1 District**  
Arthur Jr. and Susan A. Pappas  
Unauthorized installation of an accessory 160 square foot (10 feet x 16 feet) shed absent required Historic District Commission Certificate of Appropriateness and Zoning Permit; Structures housing fowl require a setback of 100-feet from all property lines on lots of less than 5 acres in area (the subject lot area is approximately 1.35 acres).
- **24-ENF-ZC04 – 75 Hoop Pole Hill Road / Map 54, Lot 30-2 / OS-100 District**  
Michael Landry  
Unauthorized spa business “MY Spa CT” use within a single-family dwelling absent required Health and Zoning permits and unreconciled business operations indicated in Statement of Use and website.

**ADMINISTRATIVE**

- Meeting Minutes August 13, 2024

**PRIVILEGE OF THE FLOOR**

**CORRESPONDENCE**

**DRAFT ZONING REGULATIONS WORK SESSION**

- REVIEW – Section 11 – Site Development and Landscape Standards
- NEW – Section 12 – Off-Street Parking and Loading Standards

**ADJOURNMENT**

**Upcoming Meeting Schedule: September 17, 2024 – Site Walks – 11 Stiles Road (O&G Stiles Quarry) and 97 Park Road (O&G Park Road Quarry)**

**RECEIVED & FILED  
IN WOODBURY, CT**

This 23<sup>rd</sup> day of August 2024  
at 3:32 o'clock P.M.

*[Handwritten Signature]*  
Town Clerk