



# 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, September 26, 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-0018 – 135 Bacon Pond Road / Map 21, Lot 35 / PI District  
Special Permit / Site Plan Amendment (of Special Permit #972, July 27, 1999) per Zoning §5.3.2 for the proposed replacement of an existing metal office trailer with a new permanent office building measuring 576 square feet (12' x 48') in the same location. JRD Properties, LLC (owner/applicant)  
*Receipt of Application and Determination/Scheduling of Public Hearing – OH or D by 11/30/23*

### ENFORCEMENT

- 23-ENF-ZC02 – 59 Sherman Hill Road / Map 86, Lot 26 / OS-60 / Ryan Melody  
Accessory shed/structure installed without permits in prohibitive front yard setback.  
*NV 08/14/23*
- 23-ENF-ZC03 – 170 Brushy Hill Road / Map 42, Lot 12C-A2 / Luis and Xiomara Rodriguez  
Unauthorized site excavation, filling, and grading, including tree removal, changes in contour, construction of accessory structures and driveway without prior authorization/permits.  
*NV 09/07/23*

### DELIBERATIONS / DETERMINATIONS

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

ADMINISTRATIVE

- Meeting Minutes 09/12/23

DRAFT ZONING REGULATIONS WORK SESSION

- CONTINUED – Section 15 – Application Procedures and Administration

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

ADJOURNMENT

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

RECEIVED & FILED  
IN WOODBURY, CT  
This 22<sup>nd</sup> day of September 2023  
at 9:19 o'clock AM  
[Signature]  
TOWN CLERK