



Town of Woodbury Zoning Commission

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

REGULAR MEETING AGENDA

Tuesday, September 30, 2025 – 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

- 25-ZC-0011 – Clubhouse Drive / Map 48, Lot 8A / OS-60 District
Woodlake, Inc, Pilicy & Ryan (agent)
Special Permit: Detached accessory property maintenance office building
Table / Wetlands Report Pending – OH or D by 11/20/25

DELIBERATIONS

- 25-ZC-0010 – 112 Bethlehem Road / Map 14, Lot 33 / OS-100 District
Watertown Fire District
Special Permit/Site Plan and Flood Plain Permit: Install new well and construction of new wellhouse.

ENFORCEMENT

- 25-ENF-ZC04 – 297 & 299 Main Street South / Map 104, Lots 85 & 85-2 / MSD District
Focus Spaces of Woodbury, LLC – Remediation Planting Plan
- 25-ENF-ZC05 – 259 Main Street South / Map 104, Lot 79 / MSD District
Woodbury Holdings LLC – Unauthorized short-term rental (Airbnb)

ADMINISTRATIVE

- Meeting Minutes – September 16, 2025

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

DRAFT ZONING REGULATIONS WORK SESSION

- Principal Use Definitions
- New Section – Solar Energy Generating Facility

ADJOURNMENT

Upcoming Public Hearing Schedule: None

OH = Open Hearing CH = Close Hearing D = Decision NPV = Notice of Potential Violation C&D = Cease and Desist Order

RECEIVED & FILED
IN WOODBURY, CT
this 25th day of Sept 2025
at 10:45 o'clock A.M.
Maria M. Marcini
Town Clerk