

Town of Woodbury Zoning Commission

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

REGULAR MEETING AGENDA

Tuesday, April 25, 2023 – 7:00 PM
Senior Community Center
265 Main Street South, Woodbury, CT 06798

Masks recommended for those with
cold or flu symptoms and when
COVID-19 community level is medium or high

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-0009 – 192 Quanopaug Trail / Map 27, Lot 8A / OS-100 District**
Special Permit / Site Plan Amendment Outdoor Recreation (Archery Range and Club) per Zoning §3.4.6, amending Special Permits #110 (05/25/70) and 08-ZC-8020 (08/12/1) to add 18kw generator on a precast concrete pad. Gregg Lundy (applicant/agent), Algonquin Archers, Inc (owner)
Pending Inland Wetlands Recommendation – OH or D by 05/18/23
- **23-ZC-0010 – 5 Minortown Road / Map 23, Lot 19 / OS-60 District**
Special Permit/Site Plan Amendment: Nonnewaug High School per Zoning §3.4.2, modifying Special Permit 17-ZC-1708 to add varsity baseball field wooden manual scoreboard. Regional School District #14 (applicant/owner), Michael Molzon (agent). *OH or D by 06/15/23*
- **23-ZC-0011 – 5 Minortown Road / Map 23, Lot 19 / OS-60 District**
Special Permit / Site Plan Amendment: Nonnewaug High School per Zoning §3.4.2, modifying Special Permit 17-ZC-1708 (as amended 18-ZC-1815 and 19-ZC-1915) to eliminate one pole barn and revise previously approved layout of other pole barn and sap barn. Regional School District #14 (applicant/owner), Will Walter, Benesch (agent). *OH or D by 06/29/23*
- **23-ZC-0012 – 5 Minortown Road / Map 23, Lot 19 / OS-60 District**
Special Permit / Site Plan Amendment: Nonnewaug High School per Zoning §3.4.2, modifying Special Permit 17-ZC-1708 to construct a sawmill pavilion. Regional School District #14 (applicant/owner), Michael Molzon (agent). *OH or D by 06/29/23*

ENFORCEMENT

- None

DELIBERATIONS / DETERMINATIONS

- **23-ZC-0007 – 4 Main Street South / Map 104, lot 44 / MSD and HD#1**
Special Permit / Site Plan: Change of Use per Zoning §5.1.3. Thomas A. and Lisa M. Amatruda (applicant/owner). D by 06/15/23
- **23-ZC-0001 – 75 Bacon Pond Road / Map 21, Lot 34A / PI District**
Special Permit / Site Plan: New construction of two buildings including associated site improvements. 69 Bacon Pond, LLC (applicant/owner). D by 06/15/23
- **Select Items from this Agenda** – As Determined Ready by the Commission

ADMINISTRATIVE

- O&G Quarter Report – Stiles Road Quarry
- Discussion – Joint Land Use Meeting Scheduling
- Meeting Minutes 04/11/23

DRAFT ZONING REGULATIONS WORK SESSION

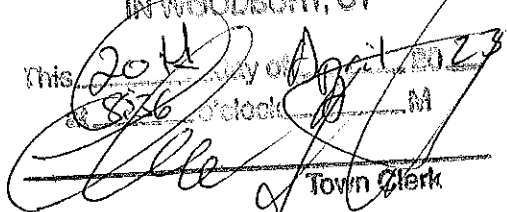
- Discussion of Draft Zoning Regulations – SIGNS

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

ADJOURNMENT

Upcoming Meeting Schedule – No new hearings scheduled at this time

RECEIVED & FILED
IN WOODBURY, CT
This 20th day of April 2023
at 8:26 o'clock AM

Town Clerk