



Town of Woodbury Zoning Commission

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

REGULAR MEETING AGENDA

Tuesday, December 9, 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)

PUBLIC HEARING

- **25-ZC-0014 – 1801 Main Street North / Map 81, Lot 1 / OS-100 District**
Gregory D. Kunz (applicant), Gregory D. and Mary Ellen H. Kunz (owner)
Special Permit / Site Plan per Zoning §4.1.3.4B (Contractor Major Home Occupation)
CH by 01/13/26

NEW APPLICATIONS

- **25-ZC-0016 – 294 Main Street South / Map 104, Lot 5 / MSD District**
St. Paul's Episcopal Parish
Special Permit / Site Plan for replacement of existing side entry door, landing and walkway, installation of lamp post with automatic door opener button for ADA access entry. Also, replacement to match the three front main entry doors.
Application receipt / Scheduling of Public Hearing / OH by 02/12/26
- **25-ZC-0018 – Park Road Quarry / Map 88, Lot 5 / EE District**
O&G Industries, Inc.
Renewal of Park Road Quarry Earth Materials Permit (2026 – 2027)
Application receipt / Scheduling of Public Hearing / OH by 02/12/26
- **25-ZC-0019 – Stiles Road Quarry / Map 32, Lot 1 / EE District**
O&G Industries, Inc.
Renewal of Stiles Road Quarry Earth Materials Permit (2026- 2027)
Application receipt / Scheduling of Public Hearing / OH by 02/12/26

DELIBERATIONS

- **Select Items from this Agenda** – As Determined Ready by the Commission
- **25-ZC-0017 – 1068 Main Street North / Map 10, Lot 42 / OS-60 District**
Mill House Antiques & Gardens, LLC
Flood Plain Permit – Installation of two (2) 120-gallon propane tanks (above ground)

ENFORCEMENT

- **25-ENF-ZC05 – 259 Main Street South / Map 104, Lot 79 / MSD District**
Woodbury Holdings, LLC – Unauthorized short-term rental (Airbnb)
Carried to January 2026

ADMINISTRATIVE

- Meeting Minutes – November 25, 2025
- Election of Officers at January Meeting

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

DRAFT ZONING REGULATIONS WORK SESSION

ADJOURNMENT

Upcoming Public Hearing Schedule: None

RECEIVED & FILED
IN WOODBURY, CT
This 2nd day of Dec 2025
at 11:37 AM
Maria M. Mancini
Town Clerk