

**MINUTES OF THE ZONING BOARD OF APPEALS
TOWN OF WOODBRIDGE
REGULAR MEETING OF JANUARY 11, 2016**

A regular meeting for the Zoning Board of Appeals for the Town of Woodbridge was held on Monday, January 11, 2016, in the Central Meeting Room of the Woodbridge Town Hall, 11 Meetinghouse Lane, Woodbridge, Connecticut.

ROLL CALL

PRESENT: Cynthia Gibbons - Chairman, Henry Nusbaum, Christopher Dickerson and Edee Lockyer
ALTERNATES: Arlene Levine, Aldon Hynes and Spencer Rubin
ABSENT: Mark Levine
ALSO PRESENT: Terry Gilbertson, Zoning Enforcement Officer (ZEO)
Tammy Riccitelli – Recording Secretary

The meeting was called to order by the Chairman at 7:32 p.m. Aldon Hynes was seated for Mark Levine in his absence.

PUBLIC HEARING

DOROTHY KOVACS/APPELLANT - 32 CEDAR ROCK ROAD – Approval per Section 5.1.1 of the Zoning Regulations for the Town of Woodbridge for the expansion of the residential kitchen under an existing roof overhang.

Note: This application is for approval by the Zoning Board under Section 5.1.1 of the Zoning Regulations. It is not an application for a variance, so no demonstration of “hardship” needed to be found by the Zoning Board of Appeals for approval of the application.

Ryan Arias, husband of the applicant, was present to speak on behalf of the application. For the hearing record he noted:

- They are looking to expand the house, but not outside of the aerial footprint.
- They are looking to expand the house to make it more cosmetically pleasing, more uniform and like the house should have been built.
- With the small addition, the electrical lines that currently go into the center area of the house would be relocated to the corner of the house and put underground.
- The improvements would make the house more uniform to others in the neighborhood.
- The addition will be for an undated kitchen. The existing kitchen was built in the 1970’s and needs to be updated.
- The intent is also to make it more attractive to a potential renter/buyer.
- They reside next door at 28 Cedar Rock Road.
- The original structure is believed to have been built in 1930.

ZEO Gilbertson noted that the single-family house is located on a private road. Cedar Rock Road is not a town road. A lot of the homes on Cedar Rock were built as very informally summer cottages. They were built very informally. The applicant is in front of the Board seeking permission for the addition as opposed to a variance. A variance request requires demonstration of hardship by the applicant. This application under Section 5.1.1 only seeks permission from the Board. There is no expansion of the “footprint” of the existing residence since the addition would be under an existing roofline, so there would be no increase to the

non-conforming footprint of the residence. The kinds of improvements the applicant is putting into the residence are remarkable.

Mr. Nusbaum added that the drawings show that there will be a new landing by the deck. Would be there also new stairs?

Mr. Arias responded:

- There will be new stairs along side of the deck.
- The current deck has no means of egress.

ZEO Gilbertson added that the stairs along the deck are not a part of the Section 5.1.1 request before the Board.

There being no further comments, the Public Hearing was closed.

After discussion, Agency members acted on the application as follows:

*** **Mr. Dickerson moved to approve per Section 5.1.1 of the Zoning Regulations for the Town of Woodbridge the expansion of the residential kitchen under an existing roof overhang at 32 Cedar Rock Road.**

*** **Mrs. Lockyer seconded**

*** **In Favor: Gibbons, Nusbaum, Dickerson, Lockyer, and Hynes**

*** **Opposed: No One**

*** **Recused: No One**

*** **Abstained: No One**

Approved 5-0 vote

**APPROVAL OF SCHEDULE OF MEETING DATES FEBRUARY 2016
TO JANUARY 2017**

*** **Mr. Dickerson moved to accept the schedule as submitted.**

*** **Mr. Nusbaum seconded**

*** **In Favor: Gibbons, Nusbaum, Dickerson, Lockyer, and Hynes**

*** **Opposed: No One**

*** **Recused: No One**

*** **Abstained: No One**

Approved 5-0

APPROVAL OF MINUTES

*** Minutes of Board's Regular Meeting on November 9, 2015**

*** **Mr. Nusbaum moved to approve the minutes with one correction.**

*** **Mr. Dickerson seconded**

*** **In Favor: Gibbons, Nusbaum, Dickerson, Lockyer and Hynes**

*** **Opposed: No One**

*** **Recused: No One**

*** **Abstained: No One**

Unanimous approval

OTHER BUSINESS

Chairman Gibbons suggested that the Commission might want to consider appointing a Vice-Chair so that in the event Chairman Gibbons was not available there would be someone to fill in. After discussion the Board members acted as follows:

- *** Mr. Rubens moved to nominate Christopher Dickerson as Vice Chair of the Zoning Board of Appeals.**
- *** Mrs. Lockyer seconded**
- *** In Favor: Gibbons, Nusbaum, Dickerson, Lockyer and Hynes**
- *** Opposed: No One**
- *** Recused: No One**
- *** Abstained: No One**

Approved 5-0

ADJOURNMENT

- *** Mr. Dickerson moved to adjourn the meeting at 7:50 p.m.**
 - *** Mrs. Lockyer seconded**
 - *** In Favor: Gibbons, Nusbaum, Dickerson, Lockyer and Hynes**
 - *** Opposed: No One**
 - *** Recused: No One**
 - *** Abstained: No One**
- Unanimous approval**

Accordingly, the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Ms. Tammy Riccitelli
Recording Secretary