

**MINUTES OF THE ZONING BOARD OF APPEALS
TOWN OF WOODBRIDGE
REGULAR MEETING OF JUNE 13, 2016**

A regular meeting for the Zoning Board of Appeals for the Town of Woodbridge was held on Monday, June 13, 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: Aldon Hynes and Spencer Rubin
ABSENT: Mark Levine and Arlene Levine (alternate)
ALSO PRESENT: Terry Gilbertson, Zoning Enforcement Officer (ZEO)
Tammy Riccitelli – Recording Secretary

The meeting was called to order by the Chairman at 7:30 p.m. Spencer Rubin was seated for Mark Levine in his absence.

PUBLIC HEARING

DONALD ALBERT/APPELLANT - 197 ANSONIA ROAD

Relative to a proposed garage: a variance of Section 6.2.1 required front yard from Ansonia Road centerline where 125' is required a 119' setback for a variance of 6' and variance of Section 3.1.3 Table of General Bulk Regulations, Column 7 where a 15' rear yard setback is required a 10' setback for a variance of 5'.

Relative to a proposed deck with hot tub: a variance of Section 3.1.3 Table of General Bulk Regulations, Column 6 where a 75' setback from the property line is required a 35' setback for a variance of 40' and variance of Section 6.2.1 required front yard from Ansonia Road centerline where 125' is required a 70' setback for a variance of 55'.

Donald Albert, applicant, and his wife, Carol Albert, were present to speak on behalf of the application. Mrs. Albert stated:

- The application is for a variance for a garage that she and her husband would like to put on their (197 Ansonia Road) property.
- There is currently no structure that could house many of those “garage needed things” including an automobile.
- They have a need for storage space for outside.
- They have provided photos and have gone through all of the steps that are necessary for the application.
- The lot is undersized.
- They would like to put in a 12' x 20' garage unit with an 8' lean-to.
- The previous owner had had a garage there and found that the floor boards were very unsound and was on stilts and so she thought it was best to just take it down.

Mr. Albert then added:

- This would not be a “permanent structure” because it would be set on gravel so no foundation would be dug.

ZEO Gilbertson noted that the building code requires a foundation for structures that are over 400 square feet so he doesn't believe that there is any building code challenge with the application.

The Board members and ZEO Gilbertson discussed the history of the property. ZEO Gilbertson noted that there had been an addition to the eastern side of the house, which based on the town records was allowed, without a variance, because the lot was a non-conforming lot that wasn't going to become more non-conforming with the addition. *ZEO Gilbertson provided the documents on record to the Board members.*

Mr. Nusbaum asked ZEO Gilbertson if there was any other location where the structure could be placed on the lot that would not require a variance. ZEO Gilbertson responded that as shown on the submitted site plan, the deck which would be behind the existing house, would still be in the required front yard, so a variance is the only option. In terms of the garage, the applicant had noted that previously there was a garage or some sort of accessory structure in the general vicinity of the garage that is now proposed. The plan also shows the location of both the septic system and the wetlands that are on the lot. Because of the (location of the) septic system he did not believe that there was any other location for the proposed garage structure.

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

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

- *** **Mrs. Lockyer moved to approve the application at 197 Ansonia Road as submitted.**
- *** **Mr. Dickerson seconded**
- *** **In Favor: Gibbons, Nusbaum, Dickerson, Lockyer, and Rubin**
- *** **Opposed: No One**
- *** **Recused: No One**
- *** **Abstained: No One**

Approved 5-0 vote

In granting the requested variances, the Zoning Board of Appeals cited the hardship of the location of the septic system and onsite wetlands which limit the location of the detached garage and deck to be house to the approved locations.

APPROVAL OF MINUTES

*** Minutes of Board's Regular Meeting on January 11, 2016**

- *** **Ms. Gibbons moved to approve the minutes as submitted.**
- *** **Mr. Rubin seconded**
- *** **In Favor: Gibbons, Nusbaum, Dickerson, Lockyer and Rubin**
- *** **Opposed: No One**
- *** **Recused: No One**
- *** **Abstained: No One**

Unanimous approval

ADJOURNMENT

***** Ms. Gibbons moved to adjourn the meeting at 8:00 p.m.**

***** Mr. Nusbaum seconded**

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

***** Opposed: No One**

***** Recused: No One**

***** Abstained: No One**

Unanimous approval

Accordingly, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Ms. Tammy Riccitelli
Recording Secretary