

**MINUTES OF THE WOODBRIDGE ZONING BOARD OF APPEALS
WEBEX MEETING ON APRIL 11, 2022**

A regular meeting of the Zoning Board of Appeals (ZBA) for the Town of Woodbridge was held via WebEx on Monday, April 11, 2022.

ROLL CALL

PRESENT: Henry Nusbaum – Chairman, Robert Wiznia, Celia Waters, and Cynthia Gibbons
ALTERNATES: Joi Prud’homme
EXCUSED: Shawn Flynn
ABSENT: Aldon Hynes (alternate) and Frank Ciarleglio (alternate)

The regular meeting of the Woodbridge Zoning Board of Appeals was called to order at 7:50 pm by Chairman Nusbaum in the Central Meeting Room of the Woodbridge Town Hall, 11 Meetinghouse Lane, Woodbridge, Connecticut. Joi Prud’homme was seated in place of Shawn Flynn.

PUBLIC HEARING

Robert and Diana Blythe: 49 Center Road

Application for a variance of Section 1.6.(D) of the Zoning Regulations for the Town of Woodbridge, to allow the existing accessory use (barn and pumphouse) on parcel after first split of property for a period not to exceed one (1) year before construction of a principal use (4 Bedroom home)

Co-applicant Robert Blythe was present for the public hearing. A five page supplemental packet of information related to the application had been received prior to the meeting and distributed to the Board members. In Mr. Blythe’s presentation regarding the application, he noted

- He and his wife want to divide their property at 49 Rimmon Road into two lots as a “free split”.
- One lot would contain the existing residence the second, new lot, would be for a family member to build a house on.
- Because of the requirement of new lots to have a buildable square within the required front, side and rear setback lines and the configuration of the property as a whole, in order to accommodate the required buildable square inside the required set back lines, the 100+ year old barn and pump house would have to be part of the “new” lot.
- The abutting neighbors to the north had been approached to see if they would sell approximately 4000 square feet of their (the neighbor’s) 322,500 + square foot property but the neighbors had not been interested in selling any of their land.
- The variance being requested is to allow the two existing accessory buildings to remain in place on the “new lot” while the house is constructed. Once the house is constructed the barn and pump house would become accessory buildings to the primary use of the new residence.
- Under the Zoning Regulations, on a residential lot, accessory buildings must be accessory to a primary residence, hence the first split map cannot be approved by the Zoning Enforcement Officer unless a variance is granted to allow the accessory structures to remain while the new residence, the “primary use” is constructed.
- The variance being sought is less extreme than a request to vary the square-on-the lot requirement would have been

- Preserving the barn, which is in excess of 100+ years old, is important since it contributes to the historical integrity of the town as well as its scenic beauty and character. Removing the barn would be a significant loss, especially as it is seen from a significant traffic artery through town.
- The barn is currently used for storage.
- The pump house contains the well for the existing residence and would be used as the well for the new residence. A new well would then be dug for the existing residence.
- The variance is requested for a limited time. As soon as the free split map can be filed and a zoning permit is issued, the house can be built. Quinnipiack Valley Health District has already approved the septic system, the house plans have been selected, and a builder selected. Construction of the house should be completed within a year.
- If the house were not constructed, the accessory buildings would either be razed, or the properties merged back into one parcel at 49 Rimmon Road.

There being no comments from the public and no further comments by the applicant or members of the Zoning Board of Appeals the public hearing was closed by the Chairman.

After the close of the public hearing, following a brief discussion, Board members acted on the application as follows:

*** **Ms. Gibbons moved to approve the application of Robert and Diana Blythe for a variance of Section 1.6.(D) of the Zoning Regulations for the Town of Woodbridge, to allow the existing accessory use (barn and pumphouse) on parcel after first split of property for a period not to exceed one (1) year before construction of a principal use (4 Bedroom home)**

In granting the variance, the Board found that because the variance would only need to be effective for the limited time while the primary dwelling was constructed, that allowing the historic barn and pump house to remain was a positive benefit to the town for their contribution to the historic integrity of the town, as well as its scenic beauty and character.

*** **Ms. Waters seconded**
 *** **In favor: Nusbaum, Wiznia, Waters, Prud'homme, and Gibbons**
 *** **Opposed: No One**
 *** **Recused: No One**
 *** **Abstained: No One**
Unanimous approval.

APPROVAL OF MINUTES

*** **Ms. Gibbons moved to approve the Minutes of the ZBA's special meeting on February 14, 2022, as submitted.**
 *** **Mr. Wiznia seconded**
 *** **In favor: Nusbaum, Wiznia, Waters, Prud'homme, and Gibbons**
 *** **Opposed: No One**
 *** **Recused: No One**
Unanimous approval.

ADJOURNMENT OF MEETING

*** **Ms. Gibbons moved to adjourn the meeting at 8:00 pm.**
 *** **Ms. Waters seconded**
 *** **In favor: Nusbaum, Wiznia, Waters, Prud'homme, and Gibbons**
 *** **Opposed: No One**

*** Recused: No One

*** Abstained: No One

Unanimous approval.

Accordingly, the meeting was adjourned at 8:00 pm.

Respectfully submitted,

Kristine Sullivan, Staff