

**MINUTES OF THE WOODBRIDGE ZONING BOARD OF APPEALS
WEBEX MEETING ON APRIL 12, 2021**

A regular meeting of the Zoning Board of Appeals (ZBA) for the Town of Woodbridge was held via WebEx on Monday, April 12, 2021.

ROLL CALL

PRESENT: Henry Nusbaum – Chairman, Cynthia Gibbons, Jeff Atwood, and Aldon Hynes
ALTERNATES: Celia Waters
EXCUSED: Joi Prud'homme (alternate) and Frank Ciarleglio (alternate)

The WebEx meeting was called to order at 7:33 pm by Chairman Nusbaum. Waters was seated in place of Shawn Flynn until his arrival later in the meeting.

PUBLIC HEARINGS

Jonathan and Sarah Davis: 546 Amity Road

Application for variance of Section 4.1 Table of General Bulk Regulations regarding a proposed addition to the existing garage where a front yard setback of 75' is required from Amity Road, a setback of 55.2 feet for a variance of 19.8 feet.

Jonathan and Sarah Davis were present for the WebEx Meeting and spoke regarding the application and in response to questions by Board members noting:

- The variance being requested is for a proposed addition to an existing garage.
- To do an addition in a conforming location to the south, the septic system would have to be relocated.
- The Septic concrete cap is directly in front of where a car is parked between the garage and the house. The leaching field is in front of the concrete cap.
- next to the garage towards the house,
- If a separate garage were built, on the other side of the driveway, the property rises up and shale and ledge.

The Chairman noted that he had driven by the property and observed the front property line is against what had been the "old" Amity Road, prior to Amity Road being straightened to its current location, so that the "front property line" of the Davis property is actually over 100 feet back from Amity Road.

In response to an inquiry of when Amity Road had been relocated, ZEO Sullivan noted that the Associated documents from the Assessor's Tax Map link shows that Map 39 F in the Town Land records shows that the road relocation was in 1930

There being no comments from the public and no further comments by the applicants or members of the Zoning Board of Appeals the public hearing was closed at 7:47 pm.

Later in the meeting, following a brief discussion, Board members acted on the application as follows:

***** Ms. Gibbons moved to approve the application of Jonathan and Sarah Davis regarding their property at 546 Amity Road, for a variance of Section 4.1 Table of General Bulk Regulations regarding a proposed addition to the existing garage where a front yard setback of 75' is required from Amity Road, a setback of 55.2 feet for a variance of 19.8 feet.**

In granting the variance the Board cited to the hardship that the location of the septic system and terrain on the property made it difficult to locate the garage addition or a separate garage elsewhere on the property.

*** Mr. Nusbaum seconded

*** In favor: Nusbaum, Gibbons, Waters, Atwood, and Hynes

*** Opposed: No One

*** Recused: No One

*** Abstained: No One

Unanimous approval.

Frank D'Ostilio and John Wareck: 378 Amity Road

Application for variance of Table 3.1 Table of General Bulk Regulations, to allow in a Residence A Zone office use of 378 Amity Road.

ZBA member Shawn Flynn was present for the entirety of this hearing so he was seated as the voting Board member regarding this application.

Frank D'Ostilio and John Wareck were present for the WebEx Meeting and spoke regarding the application and in response to questions by Board members noting:

- The building has been used for retail uses such as antique sales, The Yarn Barn, The Red Barn and most recently for a Day Spa.
- The property is 1.4 acres in area.
- The property would be used for a realty firm office/brokerage which is currently located on Lucy Street.
- The building would be revitalized with basic repairs.
- Typically, one to two people would be in the office Monday through Friday from 9 - 5.
- They would like to maintain their presence in Town.
- The use is a low impact use.
- Closings are typically done at attorney offices or virtually.
- It is not expected that lots of clients would be coming to the site.
- There would be no impact on traffic.
- The structure of the building would not be changed. The garage would be re-roofed, some building rot would be repaired, otherwise it would be just interior offices.
- Landscaping would be addressed.
- No trucks would be coming to the site.
- Typically, 5 to 6 cars would come to the site a day.

An email of support of the variance was received from Sidney H. Phillips.

There being no further comments from the public and no further comments by the applicants or members of the Zoning Board of Appeals the public hearing was closed at 7:56 pm.

Later in the meeting Board members acted on the application as follows:

*** **Mr. Hynes moved to approve the application of Frank D'Ostilio and John Wareck regarding the property located at 378 Amity Road for a variance of Table 3.1 Table of General Bulk Regulations, to allow in a Residence A Zone office use of 378 Amity Road. In granting the variance the Board cited that the allowed change in use would provide a diminution of traffic to the site with the change from retail to office use in this residential zone.**

*** Mr. Atwood seconded

*** In favor: Nusbaum, Gibbons, Atwood, Flynn, and Hynes

- *** 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 regular meeting on February 8, 2021 as submitted.
- *** Mr. Flynn seconded
- *** In favor: Nusbaum, Gibbons, Atwood, Flynn, and Hynes
- *** Opposed: No One
- *** Recused: No One
- *** Abstained: Hynes

Approved 5-0 vote

ADJOURNMENT OF MEETING

- *** Mr. Flynn moved to adjourn the meeting at 8:01 pm.
- *** Ms. Gibbons seconded
- *** In favor: Nusbaum, Gibbons, Atwood, Flynn, and Hynes
- *** Opposed: No One
- *** Recused: No One
- *** Abstained: No One

Approved 5-0 vote

Accordingly, the meeting was adjourned at 8:01 pm.

Respectfully submitted,

Kristine Sullivan, Staff