

**MINUTES OF THE WOODBRIDGE ZONING BOARD OF APPEALS  
WEBEX MEETING ON JUNE 28, 2021**

**A special meeting of the Zoning Board of Appeals (ZBA) for the Town of Woodbridge was held via WebEx on Monday, June 28, 2021.**

**ROLL CALL**

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

The WebEx meeting was called to order at 6:14 pm by Chairman Nusbaum. Waters was seated in place of Jeff Atwood and Prud’homme was seated in place of Gibbons.

**PUBLIC HEARINGS**

**Tracy Larmer: 605 Amity Road**

**Application for variance of 4.1 Table of General Bulk Regulations of the Zoning Regulations of the Town of Woodbridge where the required front yard is 75’ a front yard of 40.6 ‘ for a variance of 34.4 for the construction of an addition of kitchen, family room, two bedrooms and 2 bathrooms to the existing residence.**

Tracy Larmer was 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 residence.
- The house was built in 1744 and is totally non-conforming in terms of its setback from Amity Road.
- The proposed addition would be to the back of the house.
- The addition would include two bedrooms, two baths and a family room.
- Originally there had been an addition at the rear of the house, but it had been in such bad shape that it had been removed.

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 based on the following motion:

- \*\*\* **Mr. Nusbaum moved to close the hearing at 6:19 pm**
- \*\*\* **Mr. Flynn seconded**
- \*\*\* **In favor: Nusbaum, Waters, Flynn, and Prud’homme**
- \*\*\* **Opposed: No One**
- \*\*\* **Recused: No One**
- \*\*\* **Abstained: No One**

**Unanimous approval.**

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

- \*\*\* **Mr. Nusbaum moved to approve the application of Tracy Larmer for a variance of 4.1 Table of General Bulk Regulations of the Zoning Regulations of the Town of Woodbridge where the required front yard is 75’ a front yard of 40.6 ‘ for a variance of 34.4 for the construction of an addition of kitchen, family room, two bedrooms and 2 bathrooms to the existing residence at 605 Amity Road.**

In granting the variance the Board cited to the hardship that the residence had been constructed before Zoning in 1744 making the entire residence within the required front yard setback which necessitated granting of the variance.

- \*\*\* Mr. Flynn seconded
- \*\*\* In favor: Nusbaum, Waters, Flynn, and Prud'homme
- \*\*\* Opposed: No One
- \*\*\* Recused: No One
- \*\*\* Abstained: No One

Unanimous approval.

**Andrew Wisniewski: 1225 Johnson Road**

**Application for variance of 4.1 Table of General Bulk Regulations of the Zoning Regulations of the Town of Woodbridge where the required front yard is 75' a front yard of 50 ' for a variance of 25' for the construction of a garage.**

Mr. Wisniewski was present for the WebEx Meeting and spoke for the hearing record regarding the application and in response to questions by Board members noting:

- The property is very irregular in shape, having a portion that is accessed via a narrow strip of land.
- In addition, the property, while not a corner lot, is on a curve and has expansive road frontage along Johnson Road.
- There is also a pond located one side of the property.
- Due to the constraints of the pond, expansive road frontage and location of the septic and well, the proposed location of the garage is the only feasible location.

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 based on the following motion:

- \*\*\* Mr. Nusbaum moved to close the hearing at 6:24 pm
- \*\*\* Mr. Flynn seconded
- \*\*\* In favor: Nusbaum, Waters, Flynn, and Prud'homme
- \*\*\* Opposed: No One
- \*\*\* Recused: No One
- \*\*\* Abstained: No One

Unanimous approval.

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

- \*\*\* Mr. Nusbaum moved to approve the application of Andrew Wisniewski for a variance of 4.1 Table of General Bulk Regulations of the Zoning Regulations of the Town of Woodbridge where the required front yard is 75' a front yard of 50 ' for a variance of 25' for the construction of a garage.

In granting the variance the Board cited to the physical hardships of the onsite pond, amount of lot frontage along the curve of Johnson Road and the location of the septic and well which necessitated granting of the requested variance.

- \*\*\* Mr. Flynn seconded
- \*\*\* In favor: Nusbaum, Waters, Flynn, and Prud'homme
- \*\*\* Opposed: No One
- \*\*\* Recused: No One
- \*\*\* Abstained: No One

Unanimous approval.

**APPROVAL OF MINUTES**

- \*\*\* Mr. Flynn moved to approve the Minutes of the ZBA's regular meeting on April 12, 2021, as submitted.
- \*\*\* Mr. Nusbaum seconded
- \*\*\* In favor: Nusbaum, Waters, Flynn, and Prud'homme
- \*\*\* Opposed: No One
- \*\*\* Recused: No One
- \*\*\* Abstained: Hynes

Approved 4-0 vote

- \*\*\* Mr. Flynn moved to approve the Minutes of the ZBA's special meeting on June 1, 2021, as submitted.
- \*\*\* Mr. Nusbaum seconded
- \*\*\* In favor: Nusbaum, Waters, Flynn, and Prud'homme
- \*\*\* Opposed: No One
- \*\*\* Recused: No One
- \*\*\* Abstained: Hynes

Approved 4-0 vote

**ADJOURNMENT OF MEETING**

- \*\*\* Mr. Nusbaum moved to adjourn the meeting at 6:30 pm.
- \*\*\* Mr. Flynn seconded
- \*\*\* In favor: Nusbaum, Gibbons, Atwood, Flynn, and Hynes
- \*\*\* Opposed: No One
- \*\*\* Recused: No One
- \*\*\* Abstained: No One

Approved 4-0 vote

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

Respectfully submitted,

Kristine Sullivan, Staff