

**MINUTES OF THE WOODBRIDGE ZONING BOARD OF APPEALS
REGULAR MEETING OF JULY 11, 2022**

A regular meeting of the Zoning Board of Appeals (ZBA) for the Town of Woodbridge was held in the Central Meeting Room of the Woodbridge Town Hall, 11 Meetinghouse Lane on Monday, July 11, 2022.

ROLL CALL

PRESENT: Cynthia Gibbons – Acting Chairman, Robert Wiznia, and Shawn Flynn
ALTERNATE: Joi Prud’homme
EXCUSED: Hank Nusbaum and Celia Walters
ABSENT: Aldon Hynes (alternate) and Frank Ciarleglio (alternate)

The regular meeting of the Woodbridge Zoning Board of Appeals was called to order at 7:45 pm by Acting Chairman Gibbons in the Central Meeting Room of the Woodbridge Town Hall, 11 Meetinghouse Lane, Woodbridge, Connecticut. Joi Prud’homme was seated in place of Celica Walters.

PUBLIC HEARING

**Toll Bros., Inc, Appellants : 1710 & 1722 Litchfield Turnpike, 49, 53 and 57 Bradley Road
Application for a variance of Section 5.14.B) of the Zoning Regulations for the Town of Woodbridge, where a fence is not to exceed four (4) feet in height within twenty -five (25) feet of the front property line, to allow a six (6) foot high fence.**

Attorney Joseph Williams, legal counsel for Toll Bros. Inc, Erik W. Lindquist, project manager for Toll Bros. and Michael Zemola, Construction Manager for Toll Bros were all present to discuss the variance request.

After being advised that only four members of the Board were present and that all four would have to place affirmative votes to have the variance approved, the applicant’s representatives agreed to proceed with the public hearing.

In their presentation and response to questions by the Board members they noted:

- The over 55 residential development would be on both sides of Bradley Road adjacent to Litchfield Turnpike.
- On the south side there would be a “loop” road with the dwellings facing inward towards that internal road.
- On the north side would be a central corridor road, with a “loop” road off of it , again with the dwellings facing those internal roads.
- On the north side of Bradley Road, drainage swales would be located inside the proposed “back yard” fences, feeding south into the detention basins on Bradley Road.
- A 4’ high chain link fence would be installed about the detention ponds and pool.
- There would be, at the closest point, 10’ ~ 15’ from the curb along Litchfield Turnpike to the 6’ high fence.
- The 6’ fence would provide privacy to what would be the “backyards” of the residences in the development.
- The hardship for the requested variance arises from the location and shape of the site and fact that as proposed to be developed, the site would result in some of the residences in essence having “two” street frontages (for the residences that would back up to Litchfield Turnpike) ~

one frontage as the dwellings faced the internal road, and one, which would actually be the “backyard” of the residences, as the property abuts Litchfield Turnpike.

- The proposed location of the 6’ fence would enable the residents of the development backing up to Litchfield Turnpike to have a usable backyard space.
- The six foot fence for the backyards fronting on Litchfield Turnpike would benefit the residents of the site and their neighbors across Litchfield Turnpike by providing both screening and privacy.
- Granting the requested variance would enable Toll Bros to eliminate several variances previously granted for development of the site and therefore lessen the “non-conformity” of the site.
- The fencing used would be a two sided cedar fence (as shown on a submitted photograph) so there would be no “bad” side to the fence.
- Other than the height and location of the fence along Litchfield Turnpike, the development would all Zoning compliant.

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 at 7:58 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 Toll Bros. Inc., for a variance of Section 5.14.B) of the Zoning Regulations for the Town of Woodbridge, where a fence is not to exceed four (4) feet in height within twenty -five (25) feet of the front property line, to allow a six (6) foot high fence in the development of over 55 housing on property located at 1710 and 1722 Litchfield Turnpike, and 49, 53 and 57 Bradley Road.**

In granting the variance, the Board found that the location and shape of the site which, as proposed to be developed, would result in the hardship of the site having “two” street frontages (for the residences that would back up to Litchfield Turnpike). One frontage facing the internal road, and one, which would actually be the “backyard” of the residences, along Litchfield Turnpike.

*** **Mr. Flynn seconded**

*** **In favor: Flynn, Wiznia, Prud’homme, and Gibbons**

*** **Opposed: No One**

*** **Recused: No One**

*** **Abstained: No One**

Unanimous approval.

APPROVAL OF MINUTES

*** **Mr. Wiznia moved to approve the Minutes of the ZBA’s regular meeting on April 11, 2022, as submitted.**

*** **Ms. Gibbons seconded**

*** **In favor: Wiznia, Prud’homme, and Gibbons**

*** **Opposed: No One**

*** **Abstain: Flynn**

Unanimous approval.

ADJOURNMENT OF MEETING

*** Mr. Flynn moved to adjourn the meeting at 8:08 pm.

*** Mr. Wiznia seconded

*** In favor: Flynn, Wiznia, 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