

**MINUTES OF THE WOODBRIDGE ZONING BOARD OF APPEALS
WEBEX MEETING ON JANUARY 11, 2021**

A regular meeting of the Zoning Board of Appeals (ZBA) for the Town of Woodbridge was held via WebEx on Monday, January 11, 2021.

ROLL CALL

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

The WebEx meeting was called to order at 7:32 pm by Chairman Nusbaum. Walters was seated in place of Atwood.

PUBLIC HEARING

Patricia and William Williams: 465 Amity Road

Application for variance of Section 4.1 Table of General Bulk Regulations regarding a proposed addition to the existing residence where a front yard setback of 75’ is required from Amity Road, a setback of 26’ for a variance of 49’

Patricia Williams, co-applicant 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 the right side of the house as you look at the house from Amity Road.
- The addition would be a bathroom and small sun porch
- The house was built in 1750, prior to the establishment of Zoning Regulations.
- The required front yard setback is at the back of the house.
- The house has a privacy fence across the front property line and down part of the right side of the property line, both of which would shield the addition from the adjoining properties.
- There are no other places further from the road where the addition could be done that would architecturally adhere to the historic nature of the house, provide natural light coming into the rear of the house and take advantage of the existing exterior door. Other locations would also impinge on the septic system.

Staff noted that over the years, the proximity of the house to Amity Road was reduced when Amity Road was widened.

There were no comments from the public.

There being no further comments by the applicants or members of the Zoning Board of Appeals the public hearing was closed at 7:42 pm

Board members acted on the application as follows:

***** Mr. Hynes moved to approve the application of Patricia and William Williams for variance of Section 4.1 Table of General Bulk Regulations regarding a proposed addition to the existing residence where a front yard setback of 75’ is required from Amity Road, a setback of 26’ for a variance of 49’.**

In granting the variance the Board cited to the hardship that that the house had been constructed before the inception of the Zoning Regulations and was located entirely within the required front yard setback.

- *** Ms. Walters seconded
- *** In favor: Nusbaum, Gibbons, Walters, 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 November 9, 2020 as submitted.
- *** Mr. Nusbaum seconded
- *** In favor: Nusbaum, Gibbons, Walters, and Flynn
- *** Opposed: No One
- *** Recused: No One
- *** Abstained: Hynes

Approved 5-0 vote

ADJOURNMENT OF MEETING

- *** Mr. Flynn moved to adjourn the meeting at 7:46 pm.
- *** Ms. Walters seconded
- *** In favor: Nusbaum, Gibbons, Walters, Flynn, and Hynes
- *** Opposed: No One
- *** Recused: No One
- *** Abstained: No One

Approved 5-0 vote

Accordingly, the meeting was adjourned at 7:46 p.m.

Respectfully submitted,

Kristine Sullivan, Staff