

**MINUTES OF THE WOODBRIDGE ZONING BOARD OF APPEALS
WEBEX MEETING ON MAY 11, 2020**

A regular meeting of the Zoning Board of Appeals (ZBA) for the Town of Woodbridge was held via WebEx on Monday, May 11, 2020.

ROLL CALL

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

The meeting was called to order at 7:41 pm by Chairman Nusbaum. For the application regarding 927 Baldwin Road Alternate Joi Prud’homme was seated in place of Cynthia Gibbons. For the application regarding 6 Westward Road Alternate Celia Walters was seated in place of Cynthia Gibbons.

PUBLIC HEARINGS

Joseph DiRienzo, Jr., Appellant - 927 Baldwin Road

Application relative to the construction of a residential addition for Approval from the ZBA per Section 4.1.D.2 of the Zoning Regulations for the Town of Woodbridge for the addition of a second floor over the existing non-conforming footprint of the residence.

Mrs. DiRienzo spoke regarding the application noting:

- She and her husband would like to add a 2nd floor bedroom over an existing porch.
- The bedroom would not increase the number of existing bedrooms
- One small existing bedroom next to the new proposed bedroom would be converted into a new bathroom and walk-closet.
- The addition would be at the rear of the house.
- Elevations of what the addition would look like from the outside of the house where submitted with the application.

Staff noted that the application was not for a variance which required a finding by the ZBA of a hardship, but rather just for “approval”.

There being no further comments by the applicant or questions by the ZBA members the Chairman declared the public hearing closed.

Later in the meeting, after the close of the second public hearing on the evening’s agenda, Board members acted on the application as follows:

- *** **Mr. Atwood moved to approve the proposed addition over the existing non-conforming footprint of the residence as provided by Section 4.1.D.2 of the Zoning Regulations for the Town of Woodbridge.**
- *** **Mr. Hynes seconded**
- *** **In favor: Nusbaum, Hynes, Atwood, Flynn and Prud’Homme**
- *** **Opposed: No One**
- *** **Recused: No One**
- *** **Abstained: No One**

Approved 5-0 vote

Robert Rosasco, Appellant – 6 Westward Road

Application relative to an addition to the residence at 6 Westward Road of a variance of Table 4.1. of the General Bulk Regulations of the Zoning Regulations for the Town of Woodbridge to allow a front yard setback of 64’ from Westward Road where a 75’ front yard setback is required for a variance of 11’.

The applicant’s Agent, Scott Farquharson of building contractor Baybrook Remodelers, spoke regarding the application noting:

- The home is an existing non-conforming home built in 1918, prior to the Zoning Regulations.
- The home is oriented to the driveway and faces away from the road towards the western side yard.
- The frontyard setback of the house from Westward Road is 40’ 9”
- The addition, which is for the kitchen, is centered in the rear of the home and would be 64’ from the front property line facing Westward Road and would be more conforming the existing home itself.
- Approximately half of the home extends into the front yard setback.
- Some of the kitchen addition would extend over an existing patio.
- The addition would be over 300’ from the other front yard of the property along N. Racebrook Road.
- The hardship for granting the variance is that the house was built prior to the establishment of the Zoning Regulations, and that the addition would be in a more “conforming” than the closest portion of the house to Westward Road.

There being no further comments by the applicant or questions by the ZBA members the Chairman declared the public hearing closed.

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

***** Mr. Nusbaum moved to approve the requested variance of Table 4.1. of the General Bulk Regulations of the Zoning Regulations for the Town of Woodbridge to allow a front yard setback of 64’ from Westward Road where a 75’ front yard setback is required for a variance of 11’ based on the Board finding that the variance was necessary since the existing non-conforming home had been built prior to the inception of the Zoning Regulations in Woodbridge, and that the addition would be built in an area that would be less non-conforming than the closest non-conforming portion of the residence.**

***** Mr. Atwood seconded**

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

***** Opposed: No One**

***** Recused: No One**

***** Abstained: No One**

Approved 5-0 vote

APPROVAL OF MINUTES

***** Mr. Atwood moved to approve the Minutes of the ZBA’s regular meeting on October 19, 2019 as submitted.**

***** Mr. Flynn seconded**

***** In favor: Nusbaum, Hynes, Atwood, Flynn and Prud’Homme**

*** Opposed: No One
*** Recused: No One
*** Abstained: No One

Approved 5-0 vote

ADJOURNMENT OF MEETING

*** Mr. Atwood moved to adjourn the meeting at 8:02 pm.
*** Mr. Flynn seconded
*** In favor: Nusbaum, Hynes, Atwood, Flynn and Walters
*** Opposed: No One
*** Recused: No One
*** Abstained: No One

Approved 5-0 vote

Accordingly the meeting was adjourned at 8:02 p.m.

Respectfully submitted,

Kristine Sullivan, Staff