

**MINUTES OF THE ZONING BOARD OF APPEALS
TOWN OF WOODBRIDGE
REGULAR MEETING OF JULY 8, 2019**

A regular meeting for the Zoning Board of Appeals for the Town of Woodbridge was held on Monday, July 8, 2019, in the Central Meeting Room of the Town Hall, 11 Meetinghouse Lane, Woodbridge, Connecticut.

ROLL CALL

PRESENT: Aldon Hynes – Acting Chairman, Henry Nusbaum, Shawn Flynn and Jeffrey Atwood
EXCUSED: Cynthia Gibbons, Joi Prud’homme (alternate)
ABSENT: Frank Ciarleglio (alternate)
Note: There is a vacancy for an alternate position on the Board.
ALSO PRESENT: Terry Gilbertson, Zoning Enforcement Officer (ZEO)
Kristine Sullivan, Land Use Analyst

The meeting was called to order by the Acting Chairman at 7:31 p.m.

ELECTION OF CHAIRMAN

Acting Chairman Hynes noted that first order of business was the election of a Chairman given that new members had been elected to the Board.

***** Mr. Atwood moved to nominate Henry Nusbaum as Chairman of the Board.**

***** Mr. Hynes seconded**

Note: There were no other nominations made.

***** In Favor: Hynes, Atwood, Nusbaum and Flynn**

***** Opposed: No One**

***** Recused: No One**

***** Abstained: No One**

Unanimous approval.

PUBLIC HEARING

Joseph and Julia DiReinzo/Appellants – 927 Baldwin Road

Relative to the construction of a chimney variances respectively of Section 3.1.3 Table of General Bulk Regulations, Column 6 where a 75’ front yard setback is required a 42’ setback for a variance of 33’ and Section 6.2.1 where a road centerline setback of 115’ is required a setback of 58’ for a variance of 57’.

Joseph and Julia DiReinzo, owner/applicants were present for the public hearing. For the benefit of the applicants, the Chairman noted that to be granted a variance request must be approved by a concurring vote of four members of the Zoning Board of Appeals. Since there were only four Board members present, the Chairman asked the applicants if they wanted to proceed with the public hearing. Mr. and Mrs. DiReinzo said that they wanted to proceed with the hearing.

For the hearing record, the applicants noted:

- They were expanding and replacing their home heating system while upgrades to the residence are being done.
- The existing chimney, which is interior to the residence is bad and needs to be replaced.
- As part of the upgrades to the residence, they would like to relocate the existing chimney to the exterior of the house and add an addition flue so they could have a fireplace. One flue would be dedicated to the HVAC system

- Almost the entire existing house is in the required front yard setback which was allowed by a previous variance.

ZEO Gilbertson was asked to comment on the application and noted:

- It is traditional and customary in Woodbridge for homes to have wood burning fireplaces.
- The variance would not be for living space, but an external chimney to allow better use of the interior of the house.

Board members questioned if the chimney could be relocated to a zoning compliant area at the rear of the house. ZEO Gilbertson, who is also the Town Building Official, noted locating the chimney in that area would require a long horizontal run for the flue pipe, which needs to be up gradient from the furnace to be code compliant. A run that long would be difficult to make code compliant.

There being no further comments from the Board, ZEO or applicants, the public hearing was closed.

Later in the meeting the Board acted on the subject application as it pertained to requested variances as follows:

***** Mr. Hynes moved to approve the requested variances of Section 3.1.3 Table of General Bulk Regulations, Column 6 where a 75' front yard setback is required a 42' setback for a variance of 33' and Section 6.2.1 where a road centerline setback of 115' is required a setback of 58' for a variance of 57'.**

The variance was granted because the location of the house by previous variance had been allowed to be in the front yard setback and the chimney would not encroach further into the front yard setback towards the road.

***** Mr. Atwood seconded**

***** In Favor: Nusbaum, Hynes, Atwood and Flynn**

***** Opposed: No One**

***** Abstained: No One**

Unanimous approval.

APPROVAL OF MINUTES

Minutes of Board's Regular Meeting on March 11, 2019

***** Mr. Nusbaum moved to approve the minutes as submitted.**

***** Mr. Atwood seconded**

***** In Favor: Hynes, Nusbaum, Atwood and Flynn**

***** Opposed: No One**

***** Recused: No One**

Unanimous approval.

ADJOURNMENT

***** Mr. Flynn moved to adjourn the meeting at 7:44 p.m.**

***** Mr. Nusbaum seconded**

***** In Favor: Hynes, Nusbaum, Atwood and Flynn**

***** Opposed: No One**
***** Recused: No One**
***** Abstained: No One**
Unanimous approval

Accordingly, the meeting was adjourned at 7:44 p.m.

Respectfully submitted,

Kristine Sullivan
Acting Recording Secretary