MINUTES OF THE WOODBRIDGE ZONING BOARD OF APPEALS
REGULAR MEETING OF OCTOBER 12, 2022

A regular meeting of the Zoning Board of Appeals (ZBA) for the Town of Woodbridge was held in the Meeting Room of the Woodbridge Library, 10 Newton Road on Wednesday, October 12, 2022.

ROLL CALL
PRESENT: Hank Nusbaum ~ Chairman, Cynthia Gibbons, Robert Wiznia, Celia Waters, and Shawn Flynn
EXCUSED: Joi Prud‘domme
ABSENT: Aldon Hynes (alternate) and Frank Ciarleglio (alternate)

The regular meeting of the Woodbridge Zoning Board of Appeals was called to order at 7:30 pm by Chairman Nusbaum in the Meeting Room of the Woodbridge Town Library, 10 Newton Road, Woodbridge, Connecticut.

PUBLIC HEARING
Juan Valdez and Wilmery Frias: 486 Amity Road
Application for a variance of Table 4.1 Bulk Requirements of the Zoning Regulations for the Town of Woodbridge, where a 75’ front yard setback is required a 66.4’ setback for the addition of a rear deck for a variance of 8.6’

Mr. Valdez and Ms. Frias, joint applicants, were both present for the public hearing on their application for a variance of Table 4.1 Bulk Requirements of the Zoning Regulations for the Town of Woodbridge, to allow a front yard setback of 66.4’ instead of the required 75’ front yard setback for a variance of 8.6’, for the addition of a rear deck to their residence at 486 Amity Road.

For the hearing record they noted:
• They were first time homeowners and had not realized that a permit was needed for the deck which has already been constructed.
• When advised of the need for a permit, they had been informed that the house, which was constructed prior to the Zoning Regulations being established ~ probably about 1820, was located totally in the required front yard setback and that a variance for the deck would be needed in addition to the “normal” zoning and building permits.
• The lot itself is undersized and not zoning compliant.
• The deck is at the rear of the house.

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 based on the following motion:

*** Mr. Flynn moved to close the public hearing.
*** Ms. Gibbons seconded
*** In favor: Nusbaum, Wiznia, Flynn, Waters, and Gibbons
*** Opposed: No One
*** Abstain: No One
Unanimous approval.

After the close of the public hearing, following a brief discussion, Board members acted on the application as follows:

*** Mr. Flynn moved to approve the application of Juan Valdez and Wilmery Frias for a variance of Table 4.1 Bulk Requirements of the Zoning Regulations for the Town of
Woodbridge, to allow a variance of 8.6’ for a front yard setback of 66.4’ for the addition of a rear deck to their residence at 486 Amity Road where a 75’ front yard setback is required. In granting the variance, the Board found that the construction of the house antedated the establishment of the Zoning Regulations, which when the front yard setbacks were established made the entire residence located within the front yard setback.

*** Ms. Gibbons seconded
*** In favor: Nusbaum, Flynn, Wiznia, Waters, 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 July 11, 2022, as submitted.
*** Ms. Gibbons seconded
*** In favor: Wiznia, Flynn, and Gibbons
*** Opposed: No One
*** Abstain: Nusbaum and Waters
Unanimous approval.

ADJOURNMENT OF MEETING

*** Ms. Waters moved to adjourn the meeting at 7:37 pm.
*** Mr. Flynn seconded
*** In favor: Nusbaum, Flynn, Wiznia, Waters, and Gibbons
*** Opposed: No One
*** Recused: No One
*** Abstained: No One
Unanimous approval.

Accordingly, the meeting was adjourned at 7:37 pm.

Respectfully submitted,

Kristine Sullivan, Staff