

**Woodstock Zoning Board of Appeals  
Tuesday, May 26, 2015  
Regular Meeting– 7:00 p.m.  
Town of Woodstock Town Hall, lower level, Meeting Room B**

**MINUTES**

**I. Public Hearing**

- a. Call to Order – Meeting was called to order by Vice Chair Mary St. Onge at 7:00 p.m.
- b. Roll Call - William Brower, Martin Nieski, Robert Laurens, Suzanne Woodward, Mary St. Onge, Ray Smith (7:02 p.m.), Tina Lajoie, (ZBA Clerk)

(As requested by Chair Nieski, Vice Chair St. Onge will act as Chair and run the meeting.)

**c. 09-04M Ryan Norman, 1653 Rte 197 – Modification to Certificate of Location**

T. Lajoie gives ZBA background and explains that initially when Mr. Norman came into the building/zoning office he was requesting an expansion of his business into the new building which would have exceeded the home occupation limitations. He was given the information for applying to the Planning & Zoning Commission for a Special Permit. He applied to NDDH, zoning and building to construct an addition to his garage with the understanding that it would be used for personal use until he could get the approvals necessary to operate his business in the new building. It was decided that the current Certificate of Location issued in 2009 would need to be modified.

Subsequently, Mr. Norman came back to the office and submitted his application to ZBA, along with his fee, to move forward with the ZBA modification and the legal notices were sent to the newspaper. He returned to the office at a later date and discussed with the ZEO his intention to continue his business under the home occupation and decided to limit the use of this new structure in order to comply.

Mr. Norman is identified for the record and gives an overview of the proposal, he is adding onto the rear of the existing garage. He will be moving the business to the two back bays of the new addition. He is allowed to have 33.3% of the finished floor area (2,298) for business (765 sf). Mr. Norman is proposing 750 sf for business and the existing current location will be deemed as personal use. There are plans showing the layout for the record. ZBA had questions on what the personal space would be used for and Mr. Norman explains that he had initially converted his only garage area into his business area and now he will have his personal garage returned. The new structure will have higher ceilings. It is noted that Mr. Norman has done a great job keeping the property tidy. **MOTION TO CLOSE PUBLIC HEARING ON 09-04M BY B. LAURENS, SECONDED BY S. WOODWARD. MOTION CARRIED UNANIMOUSLY.**

**II. Designation of Alternates**

**III. Review of minutes – March 24, 2015**

**MOTION BY W. BROWER TO APPROVE THE MINUTES AS**

**PRESENTED, SECONDED BY S. WOODWARD. MOTION CARRIED UNANIMOUSLY.**

**IV. Unfinished Business**

**09-04M Ryan Norman, 1653 Rte 197 – Modification to Certificate of Location**

There is discussion on whether a motion to approve is actually necessary or just a statement for the record. It is the same location as was already approved initially and the home occupation, even if in a different building, is still on the same lot. It is decided that just to avoid any delays for Mr. Norman in the case that the ZEO or PZC would like the approval to be formal, a motion will be entered for the record..

**MOTION BY R. LAURENS TO ACCEPT THE PROPOSAL FOR THE RECERTIFICATION OF THE CERTIFICATE OF LOCATION, SECONDED BY S. WOODWARD. MOTION CARRIED UNANIMOUSLY.**

**V. New Business**

**MOTION TO ADD TO THE AGENDA, BY S. WOODWARD, ITEM OF NEW BUSINESS – MEMORANDUM WITH NEW MEETING DATES FOR THE REMAINDER OF THE YEAR, 2<sup>ND</sup> TUESDAY OF THE MONTH INSTEAD OF 4<sup>TH</sup> TUESDAY. SECONDED BY W. BROWER. MOTION CARRIED UNANIMOUSLY.**

**a. Revised meeting dates as follows:**

June 9, 2015	7:00 p.m.	Meeting Room B
July 14, 2015	7:00 p.m.	Meeting Room B
August 11, 2015	7:00 p.m.	Meeting Room B
Sept 8, 2015	7:00 p.m.	Meeting Room B
Oct 13, 2015	7:00 p.m.	Meeting Room B
Nov 10, 2015	7:00 p.m.	Meeting Room B
Dec 8, 2015	7:00 p.m.	Meeting Room B
Jan 12, 2016	7:00 p.m.	Meeting Room B

**MOTION TO APPROVE REVISED MEETING DATES FOR THE REMAINDER OF THE YEAR BY S. WOODWARD, SECONDED BY W. BROWER. MOTION CARRIED UNANIMOUSLY.**

**VI. Correspondence & Bills**

- a. From the Bench, Article by Christopher J. Smith, Esq and Case Law
- b. Legal ads for Schneider, Stonebridge Press - \$80.85 – Signed by Mary St. Onge

**VII. Other**

**VIII. Citizen's Comments**

**IX. Adjournment**

**MOTION TO ADJOURN AT 7:24 P.M. BY W. BROWER / S. WOODWARD, MOTION CARRIED UNANIMOUSLY.**

Respectfully Submitted,

Tina M. Lajoie, Clerk  
Zoning Board