

**Woodstock Zoning Board of Appeals**  
**Tuesday, May 27, 2014**  
**Public Hearing – 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 Chairman Martin Nieski at 7:00 p.m.

b. Roll Call – Suzanne Woodward, Martin Nieski, William Brower

Absent: Robert Laurens & Ken Ebbitt.

Others present: Mary St. Onge, Tina Lajoie (ZBA Clerk), Ruth and Joel Perry

c. **14-04 Ruth E. Perry & Joel C. Perry, Little Bungee Hill Rd (Map 5787, Block 34, Lot OE49) – relief from Article IV, B.1. a.vi.a (front yard setback).** The legal advertisement that was published in The Norwich Bulletin on May 16<sup>th</sup> and The Woodstock Villager on May 23<sup>rd</sup> was read for the record. Abutting property (Lot OE50) is owned by Joel & Ruth Perry and Lots OE50 and OE49 will be merged if the variance is approved. (This merging did not automatically happen since the ownership of the vacant lot is in Ruth Perry's name alone). Mr. Campert owns the lot directly behind (Lot OE 48) which is in a land trust and cannot be developed. Abutters within a 300 foot radius were notified.

The hardship, as explained by the property owner, Ruth E. Perry, is that the new zoning regulations that went into effect in August of 2014 changed the front yard setback requirements on all lots in Woodstock from 20 feet on a private road to 75 feet. Originally this lot was engineered for a single-family dwelling and NDDH had approved for a two bedroom home. The Perry's have changed the plans and only wish to construct a garage for personal use. The lot would have to comply with the front yard setback on two roads, Spring Hill Road and Little Bungee Hill Rd. The variance request is only for the Little Bungee Hill Rd. side. The garage was turned to a side view which moved the structure back from 34 to 45 feet. The dimensions of the proposed garage would be 30' x 40'. The variance application initially included septic design but this is now withdrawn. Mrs. Perry further states that initially when she purchased this lot, it was deemed non-buildable and then after some time it was automatically reassessed as buildable and the value went from \$3,500 up to over \$40,000 within two years.

The public hearing is kept open until the June meeting to allow the attendance of four members, as required by state statutes to approve a Variance. Mr. Nieski would like the record to reflect that he does have a business relationship with the Perry's and it will not affect his ability to make an unbiased decision. It is also stated for the record that Mary St. Onge is present, will be sworn in by the Board of Selectman as ZBA alternate on June 5<sup>th</sup> and will be prepared to vote on this application at the next meeting of June 24, 2014.

**II. Monthly Meeting**

**III. Designation of alternates - None**

IV. **Review of minutes – April 22, 2014**

**MOTION BY SUZANNE WOODWARD, SECONDED BY WILLIAM BROWER TO APPROVE THE MINUTES OF 04-22-2014 AS PRESENTED. MOTION CARRIED UNANIMOUSLY.**

V. **Unfinished Business**

a. **14-04 Ruth E. Perry & Joel C. Perry, Little Bungee Hill Rd (Map 5787, Block 34, Lot OE49) – relief from Article IV, B.1. a.vi.a (front yard setback). (PUBLIC HEARING REMAINS OPEN).**

b. **Review of by-laws – Art. VII., Section 2**

After careful review, it was decided that the following text should replace the text on page 3, Section 2: “A majority of the voting membership shall constitute a **quorum**, and the number of votes necessary to transact general business shall be a majority of the Board. Specifically, a quorum shall consist of any combination of three regular members and alternates. A quorum is required to conduct business. However, a **quorum of four members and/or alternates** is required to make a decision on a hearing.”

VI. **New Business – None**

VII. **Other**

a. **Attorney Byrne – ZBA training scheduled for June 24, 2014**

b. It was decided that a memo will be sent from ZBA to PZC regarding their recommendation to change the regulations back to what was previously allowed on private roads, a 20 foot front yard setback. There have been an increase of applications and inquiries related to the PZC regulations changing the front yard setback to 75 feet on all roads and it is costly and unfair for the residents to be forced to apply through ZBA for a variance on a legal lot of record, specifically in the lake districts. Tina Lajoie was asked to draft the memo and provide this to ZBA for their input.

VIII. **Correspondence & Bills**

a. Legal ad (3) Stonebridge Press – Cambareri – Total \$80.85

b. CT Federation of Planning & Zoning Agencies

IX. **Citizen’s Comments – None**

X. **Adjournment – 7:30 p.m.**

**MOTION TO ADJOURN BY SUZANNE WOODWARD, SECONDED BY WILLIAM BROWER. MOTION CARRIED UNANIMOUSLY.**

Respectfully Submitted,

Tina M. Lajoie, Clerk  
Zoning Board of Appeals