

**Woodstock Zoning Board of Appeals
Tuesday, February 9, 2016
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 Chair Martin Nieski at 7:00 p.m.
- b. Roll Call – Robert Laurens, William Brower, Suzanne Woodward, Martin Nieski, Raymond Smith, Mary St. Onge (7:11)

Others present: Tina Lajoie (ZBA staff/clerk), Sean Murphy, John Rondeau, Sandy Jackson

c. #16-01 Sean Murphy/Rondeau’s Service Station, LLC, 612 Rte 169 – Certificate of Location for an existing general auto repair shop (used motor vehicles, sales & service.

Legal notice was read for the record, published in the Woodstock Villager on January 29 & February 5, 2016. John Rondeau states that he purchased this property from the Marcy’s (Marcy’s Garage) in 1991 and business has been operating for many years. Sean has been working for Mr. Rondeau for over 20 years and he would like to pass it along to him and the change of business ownership will require a new license from the Department of Motor Vehicle. Nothing has changed as to the use, being an existing business, however State of CT requires Certificate of Location with town sign-off (State of CT states ZBA must approve said use per CT State Statutes). No questions from public or from Board.

MOTION TO CLOSE THE PUBLIC HEARING BY WILLIAM BROWER, SECONDED BY SUZANNE WOODWARD. MOTION CARRIED UNANIMOUSLY.

MOTION TO MOVE THE UNFINISHED BUSINESS, ITEM IV. UP BEFORE ITEM III. BY BILL BROWER, SECONDED BY SUZANNE WOODWARD. MOTION CARRIED UNANIMOUSLY

II. Designation of Alternates – Raymond Smith

III. Unfinished Business

16-01 Sean Murphy/Rondeau’s Service Station, LLC, 612 Rte 169 – Certificate of Location for an existing general auto repair shop (used motor vehicles, sales & service.

MOTION BY ROBERT LAURENS TO APPROVE THE LOCATION OF SAID GARAGE, SECONDED BY WILLIAM BROWER. No discussion. MOTION CARRIED UNANIMOUSLY.

IV. Review of minutes – September 8, 2015

MOTION TO APPROVE THE MINUTES AS PRESENTED. MOTION CARRIED UNANIMOUSLY.

(MARY ST. ONGE IS PRESENT AT 7:11 P.M.)

V. New Business – None

VI. Organizational Meeting

a. Election of Officers

Nomination for Chairman: Suzanne Woodward nominates William Brower, seconded by Robert Laurens. No other nominations.

All in favor of William Brower as Chairman 2016-2017: Passed unanimously.

Nomination for Vice Chairman: Mary St. Onge nominates Suzanne Woodward, seconded by Raymond Smith. No other nominations.

All in favor of Suzanne Woodward as Vice Chairman 2016-2017: Passed unanimously.

Nomination for Secretary: Suzanne Woodward nominates Robert Laurens, seconded by Martin Nieski. No other nominations. All in favor of Robert Laurens as Secretary: Passed unanimously.

b. Review of Bylaws

There were no proposed changes.

c. Review of meeting schedule for 2016-2017

There were no proposed changes. Memo to Town Clerk was already sent by T. Lajoie, on behalf of ZBA.

d. Budget review for 2016-2017.

Due to meeting cancellation in January, T. Lajoie already completed the budget on behalf of ZBA, requesting same amount as last year. ZBA had no amendments.

VII. Other

a. Stonebridge Press, 3 legal ads for Rebello, Aug-Sept, \$95.55 – invoice signed.

b. Article “From the Bench” re: Variances, Nonconformities (2015)

c. Newsletter CFPZA, fall 2015

d. “Client update” from Attorney Steven E. Byrne

e. “Case by Case” fall 2015 newsletter

- ZBA discusses current application affecting the Town of Dudley, request for a Muslim cemetery on a large parcel of land. Dudley public hearing was tabled and ZBA will follow-up.
- Robert Laurens comments on an article in the Winter 2016 CFPZA Newsletter entitled, “Loss of Local Zoning Authority proposed.” It states, “Regionalization of land use approvals is being proposed by CCM among others. If approved, local control over land use decisions could be lost. Thus, what we already experience with Cell Towers and Wind Turbine projects would be expanded to other development projects which are deemed to be of regional importance [such as a mall or large multi-family]. The Federation recommends that members urge their

representatives in Hartford to support local control.” M. Nieski requests T. Lajoie draft a letter on their behalf to support local control for the Chair’s signature. It is also suggested that Lajoie bring this item to the attention of PZC for their next meeting. Board members may send in their own personal letters of support.

VIII. Correspondence & Bills

- a. Stonebridge Press, 3 legal ads for Rebello, Aug – Sept, \$95.55 – Approved for payment
- b. Memo given to ZBA from PZC for legal training with Town Attorney to be held on April 7, 2016. All questions for the attorney should be given to D. Fey asap.

IX. Citizen’s Comments

Martin Nieski thanks Board for allowing him to serve as Chairman for the last 12 months.

X. Adjournment

MOTION TO ADJOURN AT 7:34 P.M. BY ROBERT LAURENS, SECONDED BY WILLIAM BROWER. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Tina M. Lajoie, Clerk
Zoning Board of Appeals