

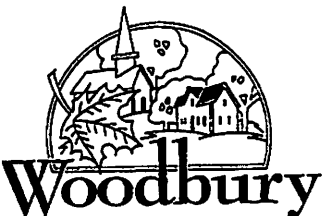
TOWN OF WOODBURY

Zoning Board of Appeals

281 Main Street South

Woodbury, CT 06798-0369

(203)263-3467 ~ www.woodburyct.org



First land deed from the Indians
April 12th 1659

PUBLIC HEARING/REGULAR MEETING MINUTES **Senior/Community Center, 265 Main Street South** **June 21, 2021 – 7:30 P.M.**

MEMBERS PRESENT

Joe Donato
Adam Goldberg
Robert Ratzenberger
Claudette Volage

ALTERNATES PRESENT

Jane Donn
Vincent Farisello (*via phone*)
Deborah Schultz

MEMBERS ABSENT

Mike Novak

ALSO PRESENT: Michael Lattis, Martin Anderson, Janis Anderson and potentially other interested members of the public via the phone.

REGULAR MEETING

Call to Order – Chairman Donato convened the meeting at 7:30 p.m.

Seating of Members & Alternates/Conflict of Interest – Seated for the meeting were regular members Donato, Goldberg, Ratzenberger, Volage and Alternate Schultz. Reference to Conflict of Interest, no member expressed a conflict.

PUBLIC HEARING

21-ZBA-2106 / Lattis & Pakula (owners) / 877 Washington Road / Special Permit to Expand 30” Toward Western Property Line (Sec. 1.4.2) / Map 072 / Lot 001

Michael Lattis was present by phone for the meeting. He noted a change to the original application which requested 44” to the western property line, that has been reduced down to 30”. There is an existing addition on the home which already extends past the main footprint of the house 40” in that direction. The bump out being proposed would not encroach any farther than that existing addition does. Members reviewed the application and felt it was straight forward. It is not encroaching any further and is 10” less than what is there now. A letter from Maryellen Edwards was referred to in the file. Members had no additional questions.

MOTION:

To close the public hearing on 21-ZBA-2106 (*Lattis & Pakula (owners) / 877 Washington Road / Special Permit to Expand 30” Toward Western Property Line (Sec. 1.4.2) / Map 072 / Lot 001*)

Made by Member Ratzenberger, Seconded by Member Goldberg

Vote: 5-0-0 in favor

REGULAR MEETING (Continued)

NEW APPLICATIONS

21-ZBA-2107 / Anderson / 11 Bear Hill Road / Special Permit for Expansion of a Legally Pre-Existing, Non-Conforming Structure (Sec. 1.4.2.3) / Map 036 / Lot 071

Martin Anderson was present for the application. The property has frontage on the Pomperaug River, Route 317 and Bear Hill Road. There are two homes on the property. The application is to take down and rebuild the single-family house (there is also a duplex on the property). The house was built in 1930. It was confirmed that the footprint will be a bit larger. Members viewed plans indicating where the foundation will be expanded. They are not encroaching on the sidelines. The main square is 26' x 24' but there is an addition on the living room area. The house is 1.5 stories, the addition on the living area is just a single story. It was confirmed that there is nothing going on with the duplex structure, this application is just for the other single-family home on the property. The whole parcel is identified by the assessor's records as #11. (The red house being reconstructed is referred to as #17). It was questioned if the foundation would remain, Mr. Anderson noted that they need to determine if it will be structurally able to support a new house. If it is structurally sound the plan is to leave it, if not it would need to come down putting a new foundation in the same location. An application is before the Inland Wetlands Agency waiting on an approval. It was noted that the flood plain is close, but they are pretty far from the river. The increase in square footage was explained to be the footprint is expanding but they are also going to two full stories. The property is 8.3 acres. On the existing house there is a porch, which will be removed decreasing the setback from the front line from about 38' to about 43' on the front yard setback. The map of the property was reviewed by the Board. Chairman Donato questioned if there was anything in the regulation about demolishing a non-conforming structure and the ability to rebuild it. Section 1.4.2.1 addresses if it is destroyed by fire. He is removing a structure and replacing it. Mr. Anderson stated they were applying under Section 1.4.2.3. It was questioned if the foundation is found to be unable to support the new house (isn't structurally sound) and they remove that if you have then taken the nonconformity away. Would this make it a nonconforming structure or lot now if there is nothing there. Mr. Anderson noted that if the foundation is not useable, and it is necessary, they could build within that foundation keeping the existing foundation walls but structurally enhance them. The Board will review their questions about demolishing a non-conforming structure before the next meeting.

MOTION:

To accept application 21-ZBA-2107 (*Anderson / 11 Bear Hill Road / Special Permit for Expansion of a Legally Pre-Existing, Non-Conforming Structure (Sec. 1.4.2.3) / Map 036 / Lot 071*).

Made by Alternate Schultz, Seconded by Member Goldberg

Vote: 5-0-0 in favor

The public hearing will be held July 19, 2021. It was confirmed that there were no additional notifications that the Board will be requiring the applicant to send to (just the abutting property owners and across the street).

PENDING APPLICATIONS

21-ZBA-2106 / Lattis & Pakula (owners) / 877 Washington Road / Special Permit to Expand 30" Toward Western Property Line (Sec. 1.4.2) / Map 072 / Lot 001

The consensus of members was that there was no problem with the request, it is not encroaching any more than what is already there. It is actually encroaching less.

MOTION:

To accept (approve) 21-ZBA-2106 (Lattis & Pakula (owners) / 877 Washington Road / Special Permit to Expand 30" Toward Western Property Line (Sec. 1.4.2) / Map 072 / Lot 001)

Made by Member Goldberg, Seconded by Member Ratzenberger

Vote: 5-0-0 in favor

OTHER BUSINESS - None

CORRESPONDENCE - None

CONSIDERATION OF MINUTES – 5/18/21

MOTION:

To accept the minutes (of May 18, 2021).

Made by Member Volage, Seconded by Chairman Donato

Vote: 5-0-0 in favor

ADJOURNMENT

MOTION:

To adjourn the meeting at 7:54 p.m.

Made by Member Ratzenberger

Filed Subject to Approval.

Respectfully submitted,

Anne Firlings

Anne Firlings, ZBA Clerk

RECEIVED & FILED
IN WOODBURY, CT

This 23rd day of June 2021
at 9:34 o'clock A.M.
Jude A. Cook
Town Clerk