



First land deed from the Indians  
April 12th 1659

# TOWN OF WOODBURY

## Zoning Board of Appeals

281 Main Street South  
Woodbury, CT 06798-0369  
(203)263-3467 ~ www.woodburyct.org

### **PUBLIC HEARING/REGULAR MEETING MINUTES Senior/Community Center, 265 Main Street South August 16, 2021 – 7:30 P.M.**

#### **MEMBERS PRESENT**

Joe Donato  
Adam Goldberg  
Claudette Volage

#### **ALTERNATES PRESENT**

Vincent Farisello  
Deborah Schultz

#### **MEMBERS ABSENT**

Mike Novak  
Robert Ratzenberger

#### **ALTERNATES ABSENT**

Jane Donn

**ALSO PRESENT:** A member of the press was present via phone.

#### **REGULAR MEETING**

**Call to Order** – Chairman Donato convened the meeting at 7:32 p.m.

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

#### **PUBLIC HEARING**

#### **21-ZBA-2108 / Roberts / 264 Main Street North / Variance Request from Side Yard Setback for the Construction of a 20' x 28' Garage Addition (Sec. 7.2.2) / Map 023 / Lot 032-A**

Joseph Roberts was present for the application. Abutter notifications were submitted and received for the record. Mr. Roberts explained he has an existing 20' x 20' garage which is 15' from the side property line. It is a non-conforming existing building, and he is looking at adding on to the back of it. The addition will be 28' long and 20' wide (the same width as the existing garage). Plans of the site were reviewed by the Board. The addition won't be seen from the road. The Board questioned if there would be more encroachment, it will be the same as the existing encroachment and it is going into the back yard. It was confirmed that there was no correspondence received and there was no one present to speak in favor or against the application. No lighting will be added to the addition. The height will be approximately 14' high.

#### **MOTION:**

To close the Public Hearing (*on 21-ZBA-2108 / Roberts / 264 Main Street North / Variance Request from Side Yard Setback for the Construction of a 20' x 28' Garage Addition (Sec. 7.2.2) / Map 023 / Lot 032-A*).

Made by Member Goldberg, Seconded by Alternate Schultz

Vote: 5-0-0 in favor

**REGULAR MEETING (Continued)**

**NEW APPLICATIONS - None**

**PENDING APPLICATIONS**

**21-ZBA-2108 / Roberts / 264 Main Street North / Variance Request from Side Yard Setback for the Construction of a 20' x 28' Garage Addition (Sec. 7.2.2) / Map 023 / Lot 032-A**

Members briefly discussed being comfortable approving the variance as it not adding additional encroachment or expanding on the existing encroachment.

**MOTION:**

To approve 21-ZBA-2108 (*Roberts / 264 Main Street North / Variance Request from Side Yard Setback for the Construction of a 20' x 28' Garage Addition (Sec. 7.2.2) / Map 023 / Lot 032-A*).

Made by Alternate Farisello, Seconded by Member Goldberg

Vote: 5-0-0 in favor

**OTHER BUSINESS - None**

**CORRESPONDENCE** – Included the Summer 2021 CFPZA Newsletter.

**CONSIDERATION OF MINUTES – 7/19/21**

Alternate Schultz noted that changes had been emailed by Member Ratzenberger.

Page 2 – 1<sup>st</sup> Paragraph – 3<sup>rd</sup> Line *should read* “Mr. **Roberts** does not know...”

Page 2 – 1<sup>st</sup> Paragraph – 5<sup>th</sup> Line *should read* “ ...Mr. **Roberts** replied in the affirmative.”

**MOTION:**

To approve the minutes (*of the July 19, 2021, meeting*) as corrected.

Made by Alternate Schultz, Seconded by Member Goldberg

Vote: 4-0-1 (Alternate Farisello abstained)

**ADJOURNMENT**

**MOTION:**

To adjourn the meeting at 7:43 p.m.

Made by Chairman Donato

**Filed Subject to Approval.**

Respectfully submitted,

*Anne Firlings*

Anne Firlings, ZBA Clerk

RECEIVED & FILED  
IN WOODBURY, CT

This 17<sup>th</sup> day of Aug 2021  
at 7:12 o'clock PM  
*Guido A. Car...*  
Town Clerk