

**Woodstock Zoning Board of Appeals
Tuesday, May 9, 2017
Special Meeting– 6:30 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 William Brower at 6:30 p.m.
- b. Roll Call – William Brower, Chair, Martin Nieski, Suzanne Woodward, Raymond Smith
Absent: Robert Laurens
No alternates to designate
Others present: Tina Lajoie (ZBA staff), Greg Glaude (Killingly Engineering).

c. #17-01 Paul J. Lefebvre & Joanne M. Ashton, 1 West Rd – relief from Art. IV.B.1.vi.a (front-yard setback).

Legal notice published in the Woodstock Villager on April 28 and May 5, 2017 was read for the record regarding a public hearing. Greg Glaude, Licensed Land Surveyor, is present on behalf of the applicant. (Owner did sign an “Agent of Record” since he is out of town.) Killingly Engineering did the original site plans and the as-built for Mr. Lefebvre. During the construction process, somehow the house was moved a bit toward the north which put the building over the building setback line. Peter Thurlow from Hilltop Excavation was hired as the contractor for the foundation. It is noted that this is a unique shape of property, being it has front setback restrictions on 3 sides making the buildable area more restrictive to comply with the 75 foot setbacks. Also the remaining easterly portion of the property is all wetlands. The foundation was staked out however an error was made when the foundation went in and it was not discovered until an as-built was requested prior to the ZEO’s zoning compliance sign-off. The house was already constructed at that point.

ZBA had questions as to the procedure and how this error could have been discovered earlier and the current procedure was explained by T. Lajoie. How can this be avoided in the future? It was staked out over a year ago, per surveyor. Some towns will do this inspection when staked out, before the foundation is poured. Maybe that is something that can be done in the future when setbacks are close.

MOTION BY M. NIESKI TO CLOSE PUBLIC HEARING, SECONDED BY A. SMITH. MOTION CARRIED UNANIMOUSLY.

II. Designation of Alternates

III. Old Business

MOTION BY M. NIESKI TO APPROVE THIS VARIANCE, MINIMUM AMOUNT, OF THREE (3) FEET, FIVE (5) INCHES, SECONDED BY S. WOODWARD. MOTION CARRIED UNANIMOUSLY.

IV. Review of minutes – February 21, 2017
Item will be addressed at the June meeting.

V. New Business

VII. Other

VIII. Correspondence & Bills

IX. Adjournment
MOTION TO ADJOURN AT 6:53 P.M. BY S. WOODWARD/W. BROWER.
MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,
Tina M. Lajoie, Clerk
Zoning Board of Appeals