

Zoning Board of Appeals

May 16, 2022

6:00 pm

Town of Woodstock Town Hall, Lower Level, Room C

Regular Monthly Meeting

1. Regular Meeting
 - a. Call to Order
 - i. Chairman Suzanne Woodward called the meeting to order at 6:00 pm
 - b. Roll Call
 - i. Members Present- William Brower, Raymond Smith, Suzanne Woodward, Dotti Durst, Stuart Peaslee (left meeting at 6:25pm), Robert Laurens
 - ii. Members Absent- Martin Neiski
 - iii. Others Present- Recording Secretary Amy Monahan
2. Designation of Alternates
 - a. Dottie Durst was seated.
3. Review of Minutes
 - a. Regular Monthly Meeting Minutes from Monday, February 28, 2022
 - i. Dottie Durst made a ***Motion** to approve minutes from Regular Monthly Meeting on February 28, 2022 as presented. ***Seconded** by Raymond Smith. ***Minutes unanimously approved.**
4. New Business
 - a. 1271 Route 171- Richard Madden- variance request for front yard setback
 - i. Public Hearing for this application would be held at the next ZBA meeting on June 27, 2022.
 - ii. The application has been completed and submitted to the ZBA and the fee has been paid.
 - iii. The property owner has contacted the abutting neighbors to notify about the variance application. No sign has been posted at this time.
 - iv. Dotti Durst notified the applicant that engineers are usually present for public hearings and engineered plans are usually done for the public hearings. Dotti also mentioned that the planning and zoning has preliminary discussions and that may be an option for the ZBA.
 - v. Suzanne Woodward explained that the applicant needs to show a hardship such as a reason why the proposed building cannot be placed anywhere else on the property. The ZBA members and applicant discussed regulations about wetlands, what is considered hardship and what options the applicant has to further research property in order to show hardship.
 - vi. The applicant has decided to hold off on scheduling a public hearing in order to further research.
5. Public Hearing
 - a. No public hearing needs to be scheduled at this time.

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6. Old Business
 - a. None
7. Correspondence and Bills
 - a. None
8. Citizens Comments
 - a. The ZBA members would like to have more education presented to applicants at the town hall when filing application. William Bower read from the zoning board of appeals document created by the UConn Land Use Academy during a discussion about the role of the ZBA. The ZBA is interested in reviewing and creating updated appeal forms for the Town of Woodstock.
9. Adjournment
 - a. William Brower made a ***Motion** to adjourn. ***Seconded** by Raymond Smith. ***The motion passed unanimously**. The meeting adjourned at 6:34 pm.

Respectfully submitted by Amy Monahan, Recording Secretary. DISCLAIMER: These minutes have not yet been approved by the Zoning Board of Appeals. Please refer to next month's meeting for approval/amendments.