

# June 19, 2003

**Members Present:** Edmund White, Reese Owens, Bradford Sedito, Polly Roberts

**Alternates Present:** Georgia Middlebrook

**Guests:** Mr. & Mrs. Bill Risley, Thomas & Sandy Moran, Dorota Habib

Mr. White, Chairman, called the meeting to order at 7:30pm and read the legal notice for tonight's Public Hearings.

## **PUBLIC HEARING - CONTINUED**

Mr. White excused himself from this public hearing. Mr. Owens seated regular members Bradford Sedito, Polly Roberts, himself and alternate Georgia Middlebrook. It was noted that Mr. Sedito had listened to the tape for the May 15th Public Hearing regarding ZBA-0310.

**ZBA-0310 Request of Bill Risley, 72 Wykeham Road, for a variance from Zoning Regulations 11.6.1.c (side yard set back), 17.4 (increase nonconformity of a nonconforming building), 11.5.1.a (lot coverage), for additions to existing garage.** It was noted that certified mailing notice was returned unclaimed by Kate Jennings of 63 Wykeham Road. It was also noted for the record that the Risley's are using the second set of plans submitted by Peter Talbot, dated May 15th, 2003. Mr. Owens started the public hearing by reviewing the lot coverage questions concerning this property. The main question was the installation of an inground pool without a variance being granted. The zoning permit for the pool was issued in 1998 to the prior owner. There was misinformation on this application which led the Zoning Enforcement Officer to believe that the lot was (4) acres. At this point Mr. Risley addressed members about the pool and the discussion at last months public hearing about removing it to alleviate the lot coverage issue. Mr. Risley found out that the prior owners installed the pool for use by their grandchildren and Mr. Risley feels he would like to keep the pool for the same reasons. Discussion moved on to the present application for additions to the existing garage. Mr. Risley described the present structure as cinder block with a gravel floor and particle board doors. He wants it to have the look of "a little barn". They are adding an interior staircase for access to the upper portion of the barn. The intent is to create storage space. Mr. Owens asked about ownership of the adjoining parcel. Mr. Risley stated that Mr. Miller purchased the (16) acre parcel for protection of his property and intends to keep it as it is. Ms. Roberts asked about removing the request to vary lot coverage because it was no longer an issue. Mr. Risley added that he had an engineer locate a site for a back up septic system on the property. Mr. Owens asked for any further questions or comments from the public.

**MOTION: to close the Public Hearing Re: ZBA-0310 Request of Bill Risley, 72 Wykeham Road, for a variance from Zoning Regulations 11.6.1.c (side yard set back), 17.4 (increase nonconformity of a nonconforming building), 11.5.1.a (lot coverage), for additions to existing garage was made by Mr. Sedito, seconded by Ms. Roberts, by a 4-0 vote.**

## **MEETING**

Ms. Middlebrook feels that this proposal is a distinct improvement and that the problems have been settled. Ms. Roberts agrees that it will look better and likes the fact that they are keeping it within the existing footprint. Mr. Sedito feels it will be an attractive improvement. Mr. Owens also agrees and added that this is a height and setback issue with no lot coverage problem. Members asked Mr. Risley's to submit a letter to remove the request for a variance to Zoning Regulation 11.5.1.a (lot coverage).

**MOTION: to approve ZBA-0310 Request of Bill Risley, 72 Wykeham Road, for a variance from**

**Zoning Regulations 11.6.1.c (side yard set back), 17.4 (increase nonconformity of a nonconforming building), 11.5.1.a (lot coverage), for additions to existing garage, by a 4-0 vote.**

## **PUBLIC HEARING**

Mr. White seated regular members Reese Owens, Bradford Sedito, Polly Roberts, himself and alternate Georgia Middlebrook.

**ZBA-0311 Request of Semco Realty LLC, 223 Litchfield Turnpike, for a variance from Zoning Regulations 16.5.1 (signage setback), to install a sign.** Thomas and Sandy Moran the property owners were present to represent this application. Ms. Moran read the letter of application into the record. The Moran's are looking to clean up the property. At present there is a flag pole 9' from the road and (2) signs at either end of the property. They intent to remove all three of these signs. Mr. White did a site visit and feels the locations of the existing signs are treacherous and questions if the flag pole is located on state property. Mr. Sedito asked about the location of the property line. Mr. Moran stated that the flag pole closest to the road is 9' off the soft shoulder of the road. Mr. White asked if other options had been explored for signage. Ms. Moran said they could use the existing signs. Mr. Owens feels the level of improvement is so great that he has no problem with the proposed sign. Mr. Sedito asked for an exact location for the sign on a survey. Discussion focused on the height of the proposed sign at 6'. Mr. Moran stated that he wanted people from out of town to be able to locate the restaurant. If height is an issue he is willing to change it. Mr. White is bothered by the height of the proposed sign and the sight line down the road. Mr. White did add that there are limited opportunities for a sign because the area is dense on both sides of the property and nothing can be viewed from the back. Ms. Middlebrook suggested that a "mock up" be made of the proposed sign so members could view the actual height and location. Ms. Roberts is not worried about the height; this proposal will be a big improvement and will cut down on the signage. Mr. Owens added that safety and position are the concerns and the property line needs to be found. At this point Mr. Moran stated that he had the property surveyed that morning and the front door of the building is 50' from the property line. Mr. White asked Mr. Moran to have the surveyor locate the existing flag pole on the survey map and to do a "mock up" sign. He asked that Mr. Moran notify the ZBA office when the "mock up" is ready so members can do a site visit.

**MOTION: to continue the Public Hearing Re: ZBA-0311 Request of Semco Realty LLC, 223 Litchfield Turnpike, for a variance from Zoning Regulations 16.5.1 (signage setback), to install a sign was made by Mr. Sedito, seconded by Ms. Roberts, by a 5-0 vote.**

## **PUBLIC HEARING**

Mr. White seated Reese Owens, Polly Roberts, himself and alternate Georgia Middlebrook.

**ZBA-0312 Request of Rumsey Hall School, 201 Romford Road, for a variance from Zoning Regulations 11.6.1.a (front yard setback), 17.4.a (increase the non-conformity of a non conforming structure), for addition of peaked roof to existing building.** Dorota Habib was present to represent this application. Mr. White read the letter of request into record. Ms. Habib brought pictures of the existing flat roof from various views. There is a safety issue with children climbing on the flat roof and the new peaked roof will help with maintenance. The proposed peaked roof will look like the other campus buildings and help the campus be uniform according to Ms. Habib. The roof will be gabled toward the road. The approximate height increase will be 9'8". Mr. White asked for further questions and public comment.

**MOTION: to close the Public Hearing Re: ZBA-0312 Request of Rumsey Hall School, 201 Romford Road, for a variance from Zoning Regulations 11.6.1.a (front yard setback), 17.4.a**

**(increase the non-conformity of a non conforming structure), for addition of peaked roof to existing building was made by Ms. Roberts, seconded by Mr. Owens, by a 4-0 vote.**

## **MEETING**

Ms. Roberts has no problem with this application, adding that the peaked roof is understandable and there is no increase in usable volume. Ms. Middlebrook feels the new roof will improve the situation and will be a good improvement. Mr. Owens added that the building is a legal nonconforming structure and he feels this qualifies as a repair. He has no issues with this application. Mr. White feels that this application is cleaning up the 1960's flat roof idea and he appreciates how Rumsey Hall provides its information.

**MOTION: to approve ZBA-0312 Request of Rumsey Hall School, 201 Romford Road, for a variance from Zoning Regulations 11.6.1.a (front yard setback), 17.4.a (increase the non-conformity of a non conforming structure), for addition of peaked roof to existing building, by a 4-0 vote.**

**MOTION: to accept the minutes of May 15, 2003 meeting of the Washington Zoning Board of Appeals was made by Ms. Roberts, seconded by Ms. Middlebrook, by a 5-0 vote.**

**MOTION: to accept the minutes of the June 12, 2003 special meeting of the Washington Zoning Board of Appeals was made by Mr. Owens, seconded by Ms. Roberts, by a 5-0 vote.**

Members went over the proposed lot coverage definition and agreed to forward it to the Zoning Commission.

Members received copies and correspondence from Mike Zizka about the revamped ZBA application. A special meeting was scheduled for July 10, 2003 at 6:00pm to review this revamped application and a special exception application that Ms. Leab has been working on.

At this point the Chairman, Ed White thanked all members for the extra work and hours they have been putting in on proposed regulation and application changes.

**MOTION: to adjourn was made by Mr. Sedito, seconded by Ms. Middlebrook, by a 5-0 vote at 8:55pm.**

Submitted subject to approval,

Pamela L. Osborne, Secretary