

March 18, 2010

Present: Polly Roberts, Kathy Leab

Alternates: Roderick Wyant III, Todd Peterson, Peter Bowman

Absent: Brad Sedito, Randolph Snook, Todd Catlin

Staff: Mike Ajello, ZEO, Shelley White

Others: Dirk Sabin, Landscape Architect, Members of the Board of Hollister House

Vice Chairman, Polly Roberts called the meeting to order at 7:32 pm.

PUBLIC HEARING

Seated: Polly Roberts, Kathy Leab, Peter Bowman, Alt. & Todd Peterson, Alt.

ZBA-0864 - Request of The Gunnery, Inc., 99 Green Hill Road, for Variance, Zoning Regulation(s) 11.5.1.c (lot coverage), to add stone terrace to Schoolhouse Building.

Ms. White read a copy of an email from Curtiss B. Smith of Smith & Company, dated 3/18/10, to Mr. Ajello, ZEO, requesting that the hearing be continued to the next ZBA Meeting on April 22, 2010

Motion:

to continue ZBA-0864 - Request of The Gunnery, Inc., 99 Green Hill Road, for Variance, Zoning Regulation 11.5.1.c (lot coverage), to add stone terrace to Schoolhouse Building, by Ms. Roberts, seconded by Ms. Leab, by 4-0 vote.

PUBLIC HEARING

Seated: Polly Roberts, Kathy Leab, Peter Bowman, Alt., Todd Peterson, Alt., & Rod Wyant, Alt.

ZBA-0865 – Request of George Schoellkopf, 300 Nettleton Hollow Road, for Variance, Zoning Regulation(s) 11.6.1.c (front yard setback), to recreate historic outbuilding/barn.

Mr. Dirk Sabin, Landscape Architect was present to represent Mr. George Schoellkopf. Members of the Board of Hollister House were also present in support of this application. Mr. Sabin read a letter from Mr. Schoellkopf to the Town of Washington ZBA, dated March 18, 2010 (on file in the Land Use Office), explaining the request for this variance. Mr. Sabin read a letter from Mr. Jay Combs, of Washington Supply, dated March 16, 2010 to the ZBA (on file in the Land Use Office), stating that they support Mr. Schoellkopf's application. Mr. Sabin presented the Property/Boundary Survey, by T. Michael Alex, prepared for Hollister House Garden, The Garden Conservancy, 300 Nettleton Hollow Road, dated March 2009 and he explained the topography of the property. He stated that the property is recognized by the State, received Town Landmark Designation at the last Zoning Meeting held on February 22nd and is in the process of being listed on the National Registration of Historic Places. Mr. Sabin presented elevation and floor plans, titled Recreated Outbuilding Barn, at Hollister House, dated March 18, 2010. He discussed the elevations, floor plan and ADA access. He submitted a copy of a photograph of the homestead, circa 1900, indicating that there was a building in this location at that time. Mr. Sabin stated that the existing structures are pre-existing non conforming and explained that this would be the most logical location for public bathrooms because there are steep slopes on the other side of the driveway and meeting the front setback would place the proposed accessory building in the center of the existing driveway and parking area. He stated the Health Department has approved a tie in to the existing septic system and that this location would allow for the bathroom to be ADA compliant. Mr.

Sabin stated locating the bathrooms at another location on the property would require them to remove specimen trees which would not be preserving and improving this historic property. Mr. Sabin explained that if the existing garage were to be used that an existing specimen magnolia tree would have to be removed and the topography is a bit steeper at that location. He explained that the current driveway could accommodate up to 12 cars and that people park on the side of the road during the two larger events that occur at the Hollister House. He stated that a long-term plan for parking has been discussed but is not necessary at this time. Mr. Sabin stated that nothing exists from the building indicated in the photograph and the only evidence that it existed is the photograph itself.

Motion:

to close ZBA-0865 – Request of George Schoellkopf, 300 Nettleton Hollow Road, for Variance, Zoning Regulation(s) 11.6.1.c (front yard setback), to recreate historic outbuilding/barn, by Ms. Leab, seconded by Mr. Wyant, by 5-0 vote.

MEETING

Ms. Leab stated that the property becomes very steep beyond the driveway and that this seems to be the best location for this building. She stated since it is no longer a private residence it needs to consider ADA requirements. She stated that she was in favor of the application. Mr. Bowman stated that he thought this was the best location for the bathrooms and that it would have limited impact on the property and that he was in favor of this application. Mr. Wyant agreed that this was the perfect location for this building because of the topography and that it does not impact the historical value of the property. Mr. Peterson stated that he agreed that there are topographical issues and this is the most reasonable solution and that he is in favor of this application. Ms. Roberts stated that she agreed with everyone and because of the topographical difficulties it is the most logical location for this structure.

Motion:

to approve ZBA-0865 – Request of George Schoellkopf, 300 Nettleton Hollow Road, for Variance, Zoning Regulation(s) 11.6.1.c (front yard setback), to recreate historic outbuilding/barn, passed by 5-0 vote.

CONSIDERATION OF THE MINUTES

The Regular Meeting Minutes of February 18, 2010 were considered.

Corrections:

Page 1: Under Public Hearing for ZBA-0859:

2nd sentence should read: They presented the existing & proposed floor plans for first and second floors, an existing an proposed elevation drawing of the north side (lake side), photos of all four sides of the existing building, and an updated A-2 survey including the existing patio.

Under Meeting for ZBA-0859: 7th sentence should read:

He stated that inaccurate north/front elevation drawings were submitted and that approval would be subject to the applicant submitting accurate drawings of the north/front elevation before being submitted to Zoning.

Note: the submitted elevation drawings were labeled incorrectly as south/front)

Page 2:

Under Motion:

to approve ZBA-0859 should read:

Request of Jennings Builders (Michael Seligman & Laura Harris), 133 West Shore Road, for Special Exception, Zoning Regulation 17.5 (increasing non conformity), to raise the walls and enclose the existing porch, raise roof to 2nd floor ceiling height, add intersecting gable roof with the requirement that a corrected architectural drawing of the north elevation be submitted for the record, passed by 5-0

Motion:

to approve the minutes of the February 18, 2010, regular meeting of the Washington Zoning Board of Appeals as amended,

by Ms. Roberts, seconded by Mr. Wyant, by 5-0 vote

ADJOURNMENT

Motion: to approve adjourn at 8:50 pm,

by Ms. Leab, seconded by Ms. Roberts.

Ms. Roberts adjourned the meeting.

Submitted subject to approval, Shelley White
Land Use Clerk