

May 13, 2010

Present: Brad Sedito, Todd Catlin, Randy Snook

Alternates: Roderick Wyant III, Peter Bowman

Absent: Polly Roberts, Kathy Leab, Todd Peterson, Alt., Mike Ajello, ZEO

Staff: Shelley White

Others: Curt Smith, Land Surveyor, Dorota Habib, CFO Rumsey Hall

Chairman, Brad Sedito called the meeting to order at 7:35 pm.

PUBLIC HEARING, Continued

Seated: Brad Sedito, Todd Catlin, Randy Snook, Rod Wyant, Alt. & Peter Bowman, Alt.

ZBA-0867 – Request of Rumsey Hall School 200 Romford Road, for a Variance, Zoning Regulations 11.5.1.c (lot coverage), for pedestrian walkways.

Ms. Dorota Habib, CFO & Business Manager of Rumsey Hall School and Mr. Curtiss Smith of Smith and Company, were present. Ms. Habib explained that during the construction process it was decided that walkways should be installed so that the students would not have to walk on the roads. She stated that they would have liked to narrow the roads to accommodate the walkways but they needed to maintain the width of the roadways to allow emergency vehicle access. Mr. Smith stated that the walkways are between 4 and 5 feet wide. The Commission, Mr. Smith and Ms. Habib looked at the map titled Improvement Location Survey Showing Lot Coverage, For Rumsey Hall School, dated March 25, 2010, by Smith & Company. Mr. Smith explained the map titled Summary – East Side of Road, no date. This map indicates that the total lot coverage is over what was previously approved, by 17,779 square feet: sidewalks = 9,837 sq. ft., salt pad = 1,313 sq. ft., proposed sheds = 752 sq. ft. and miscellaneous paved areas = 5,877 sq. ft. The Commissioners, Ms. Habib and Mr. Smith looked at the map titled Compilation Plan for ZBA Application, Proposed Ice Rink, Dormitories & Faculty House, prepared for Rumsey Hall School, dated February 7, 2008, revised February 25, 2008, by Smith & Co, Surveyors & Engineers. Mr. Smith pointed out some of the miscellaneous areas that were paved but were not part of the approved lot coverage variance in 2008. It was noted that dorm #2 was not in the location that was approved by the ZBA in 2008. Mr. Smith presented a map titled Coverage- Rumsey Land, no date. This map indicates the summary of lot coverage for the east side of Romford Road at 6.9%, the west side of Romford Road with a calculated lot coverage of 14.7% and a summary of total lot coverage for the campus at 9.7%. Mr. Catlin stated that he found that the location of dorm #2 was disturbing. Ms. Habib stated that because of the topography, the building needed to be shifted. Mr. Catlin pointed out that this is a violation of the Zoning Variance that was granted in 2008. He stated that these changes should have been approved before they were built. Mr. Smith presented an untitled map that indicates the “As Proposed” Plan and the “As built” Plan. Ms. Habib and Mr. Smith stated that the As Built calculations were started last summer. Ms. Habib confirmed that the proposed four sheds are not already in place. The Commissioners looked at the spec sheet for a 188 sq. ft garden shed. Mr. Catlin stated that it was necessary that the applicant prove that there is a land-based hardship to approve a variance for the garden sheds. The Commission agreed that the applicants should provide the Commission with an accurate survey that indicates what was approved in 2008 and what was built with all the changes calculated.

Motion:

to continue the Public Hearing for ZBA-0867 - Request of Rumsey Hall School 200 Romford Road, for a Variance, Zoning Regulations 11.5.1.c (lot coverage), for pedestrian walkways, salt pad, and 4 storage sheds

by Mr. Catlin, seconded by Mr. Wyant, by 5-0 vote

CONSIDERATION OF THE MINUTES

The Commission agreed to table the Regular Meeting Minutes of April 15, 2010 until the next meeting.

Motion:

to table the Consideration of the Minutes of the April 15, 2010, regular meeting of the Washington Zoning Board of Appeals until the June 17, 2010 regular meeting of the Washington Zoning Board of Appeals,

by Mr. Sedito, seconded by Mr. Catlin, by 5-0 vote.

OTHER BUSINESS

Mr. Sedito announced that he was stepping down as Chairman of the Zoning Board of Appeals. The Commissioners thanked Mr. Sedito for his 19 years of service.

ADJOURNMENT

Motion: to adjourn at 8:05 pm, by Mr. Sedito, seconded by Mr. Catlin.

Mr. Sedito adjourned the meeting.

Submitted subject to approval,
Shelley White, Land Use Clerk