

October 21, 2010

Present: Polly Roberts, Randolph Snook, Peter Bowman, Katharine Leab

Alternates: Roderick Wyant III, Todd Peterson

Absent: Todd Catlin

Staff: Shelley White, Mike Ajello

Guests: First Selectman Mark Lyon, Harold Tittmann, Architect, Ann Leary

Chairman, Polly Roberts called the meeting to order at 7:34pm.

PUBLIC HEARING

Seated: Polly Roberts, Randy Snook, Peter Bowman, Rod Wyant, Alt., Todd Peterson, Alt.

ZBA-0874 – Request of the Town of Washington, 10 Blackville Road, for Variance, Zoning Regulation(s) 11.5.1 (lot coverage), and 14.7.10 (Outside Storage), to add material stockpile area on Town Garage Property.

First Selectman Mark Lyon was present to represent this application. The Commission and Selectman Lyon looked at the proposed Site Development Plan for the Town of Washington Public Works Department, sheet SD.1 by Arthur H. Howland and Associates, with a revision date of 10-7-2010. After consulting with the engineer for this project and Mr. Smith of the Town's Highway Department, the side yard and the front yard setbacks were increased, the bin sizes were adjusted and a White Pine buffer added along the side and front yard to screen the proposed area. The Commission compared the current Site Development Plan with the previously submitted Site Development Plan, sheet SD.1, dated June 22, 2010. First Selectman Lyon stated that the proposed bins would be 54 inches tall. The White Pine buffer would screen the view of the bins from the road. The Commission and First Selectman Lyon discussed drainage. The Inland Wetlands Commission has approved this proposed plan. Mr. Snook hand wrote the 16-foot side yard setback and 46-foot front yard setback on the Site Development Plan, sheet SD.1 with revision date 10-7-2010, and First Selectman Lyon initialed the measurements.

Motion:

to close ZBA-0874 – Request of Town of Washington, 10 Blackville Road, for a for Variance, Zoning Regulation(s) 11.5.1 (lot coverage), and 14.7.10 (Outside Storage), to add material stockpile area on Town Garage Property,
by Mr. Snook, seconded by Mr. Wyant, by 5-0 vote.

MEETING

Mr. Snook stated that he feels that Town addressed all the ZBA's concerns. He stated that he visited the site and he feels the proposed plan does not present any problems. Mr. Bowman stated that he agreed with Mr. Snook and that the proposed plan uses the limited space wisely and that he is happy that the bins would not be visible from the road with the addition of the White Pine buffer. Mr. Wyant agreed that the Town addressed the concerns of the Commission with the revised Site Plan. Mr. Peterson stated that the concerns of the Commission were addressed, the bins have been properly located and the bins would not be visible from the road. Ms. Roberts stated that she was pleased that the bins were moved further away from the side yard. She stated that the lot coverage would be at 12.6 %. Ms. Roberts stated that part

of the Town Garage Property is in the Residential District which allows for 10% coverage but more than half of the property is in the Business District which allows for much more lot coverage and the proposed plan is located on the portion of the property that is in the Business District section of the property and she is comfortable with the proposed plan.

Motion:

to approve ZBA-0874 – Request of Town of Washington, 10 Blackville Road, for a for Variance, Zoning Regulation(s) 11.5.1 (lot coverage), and 14.7.10 (Outside Storage), to add material stockpile area on Town Garage Property, passed by 5-0 vote.

PUBLIC HEARING

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

ZBA-0877– Request of Leary, 164 West Shore Road, for Special Exception, Zoning Regulation(s) 17.5 (increasing non conformity), to replace existing deck and stairs with covered front entry deck, add gabled roof, enclose existing balcony, add stairs from road to lower deck, repair septic system.

Mr. Harold Tittmann, Architect and Ms. Ann Leary, property owner, was present to discuss this application. Six certified mail notifications were sent to the adjoining property owners and four postcards were returned. Mr. Tittmann submitted photos of the existing dwelling and 3D renderings of the proposed plan. Mr. Tittmann explained the proposed plan and stated that they will be demolishing the existing house, except for the poured concrete foundation, use the existing foundation and rebuild staying within the existing footprint. He stated that the proposed gabled roof would increase the roofline by approximately 7 feet. The height of the existing structure is 9ft. 10in. and the proposed gabled roof structure would be 16 feet high. The 1st floor would be 808 sq. ft. and the lower level would be 592 sq. ft. with the proposed plan. Mr. Snook stated that he was concerned with the height of the proposed structure and the diminishing view. Ms. Roberts stated that she felt it was pretty modest. Mr. Bowman stated that the proposed plan was in keeping with the other dwellings in the neighborhood. The Commission looked at the existing and proposed floor plans, by Tittmann Design and Consulting, dated 9-20-10, sheets EX.01 & 02 and A.01 & A.02. The proposed repair to the septic system has approval from the Health Department.

Motion:

to close ZBA-0877 – Request of Leary, 164 West Shore Rd., for Special Exception, Zoning Regulation(s) 17.5 (increasing non conformity), to replace existing deck and stairs with covered entry deck, add gabled roof, enclose existing balcony, add stairs from road to lower deck, repair septic system, by Mr. Snook, seconded by Ms. Leab, by 5-0 vote.

MEETING

Ms. Roberts stated that one of the criteria required for a Special Exception is that the modification is very modest and it supports the continued use of the dwelling. Ms. Roberts read the other criteria under section 17.5.C. Mr. Snook stated that he wasn't sure about the gabled roof but is satisfied after the presentation he is in support of the modification to this property. Ms. Leab and Mr. Bowman stated they were in favor of this application. Mr. Peterson stated that he drove to the site and feels that the proposed plan is a definite improvement and more appropriate for the lake area.

Motion:

to approve ZBA-0877 – Request of Leary, 164 West Shore Rd., for Special Exception, Zoning Regulation(s) 17.5 (increasing non conformity), to replace existing deck and stairs with covered entry deck, add gabled roof, enclose existing balcony, add stairs from road to lower deck, repair septic system, passed by 5-0 vote.

Consideration of the Minutes

The minutes of September 16, 2010 were considered.

Corrections:

Page 3: Under PUBLIC HEARING, ZBA-0876, 12th sentence should begin with Mr. Snook stated that it looks...

Motion:

to approve the minutes of the September 16, 2010 regular meeting of the Washington Zoning Board of Appeals as amended,
by Ms. Roberts, seconded by Ms. Leab, by 5-0 vote.

Other Business/Discretion of the Chair

Ms. Roberts approved payment of a bill from the Town's attorney.

She announced the following events:

- * 11/4 @ 7pm – Special Selectmen's Meeting with Town Commission Chairs and Vice Chairs. Ms. Roberts asked that if anyone from the ZBA had any topics they would like addressed to please contact her.
- * 11/20 @8:30-3:00 – Land Use Academy Basic Training for Land Use Commissioners at Central Connecticut University.
- * 11/30 @6pm – Ethics Seminar at Bryan Memorial Town Hall for Town Commissioners.

Ms. Roberts reminded everyone that the Zoning Commission has a public hearing scheduled for Monday, October 25 at 7:30 pm for the Revision of the Zoning Regulations, Section 12.14, Generators, Air Conditioners, Pool Filters, and other Noise Generating Equipment. Mr. Snook stated that he would attend the meeting.

Ms. Roberts stated that the Planning Commission wanted representatives from each Commission to form a subcommittee for the updating process of the 2003 Plan of Conservation and Development that is due for 2013. Ms. Roberts stated that Mr. Catlin volunteered.

Motion:

to adjourn at 8:25 pm,
by Ms. Roberts, seconded by Mr. Snook.

Submitted Subject to Approval,

Shelley White, Land Use Clerk