

April 16, 2009

Present: Brad Sedito, Todd Catlin, Randy Snook, Polly Roberts, Kathy Leab

Alternates: Rod Wyant, Georgia Middlebrook

Absent: Peter Bowman, Alt

Staff: Mike Ajello, ZEO, Shelley White

Others: Martin Brown

Brad Sedito, Chairman called the meeting to order at 7:32 pm.

PUBLIC HEARING (CONTINUED)

Seated: Brad Sedito, Todd Catlin, Randy Snook, Polly Roberts, Georgia Middlebrook, Alt.

ZBA-0844 - Request of Juri & Antoinette Ripinsky, 20 New Preston Hill Road, for Variance, Zoning Regulation 11.6.1.b (front & side yard setback) to install swimming pool, construct porch and patio.

Mr. Hopkins submitted a request for an extension.

Motion: to continue ZBA-0844 - Request of Juri & Antoinette Ripinsky, 20 New Preston Hill Road, for Variance, Zoning Regulation 11.6.1.b (front & side yard setback) to install swimming pool, construct porch and patio, by Todd Catlin, seconded by Polly Roberts, by 5-0 vote.

PUBLIC HEARING

Seated: Brad Sedito, Polly Roberts, Randy Snook, Todd Catlin, Kathy Leab.

ZBA-0846 – Request of 223 Litchfield Turnpike, LLC, 223 Litchfield Turnpike, for Variance, Zoning Regulation 17.4 & 17.6 (increasing non conformity), to raise the roof of the second floor.

Mr. Martin Brown of Peter Talbot Architects was present to represent 223 Litchfield Turnpike, LLC. Mr. Brown and the members of the commission looked at the Exterior Elevations, sheet A-103 for the Community Grill, by Peter Talbot Architects, Revision date March 26, 2009. Mr. Brown stated 223 Litchfield Turnpike LLC was granted a variance in February of this year to raise the roof. The plans were revised in order to accommodate the installation of a Photovoltaic array on the rear dormer, which would require raising the roof pitch, adding an additional 1'4" to the vertical height. Mr. Sedito asked if the measurements on the plans include the solar panels in the total height. Mr. Ajello stated he had a discussion with Mr. Talbot and that he (Mr. Talbot) allowed for the total height to include the solar panels. Mr. Catlin asked if there were any objections from the neighbors. Ms. White stated the Land Use Office had not received any letters of objection. There was a discussion among the members and Mr. Brown as to whether there was a glare from the solar panels. Mr. Sedito asked if there were any more questions of the applicant. Ms. Roberts asked Mr. Ajello if he was confident the solar panels were definitely figured in to the height measurements. Mr. Ajello stated the panels would not extend all the way to the peak. The members and Mr. Brown confirmed the panels were included. Mr. Catlin asked if a variance would be needed to add solar panels. Mr. Ajello stated he does not think the panels would

require a variance because the Zoning Regulations allow for things like antennas & cupolas.

Motion: to close the public hearing for application ZBA-0846 – Request of 223 Litchfield Turnpike, LLC, 223 Litchfield Turnpike, for Variance, Zoning Regulation 17.4 & 17.6 (increasing non conformity), to raise the roof of the second floor, by Randy Snook, seconded by Todd Catlin, by 5-0 vote.

MEETING

Mr. Sedito stated this application was pretty straightforward. Mr. Catlin stated the hardship issue was discussed with the last application for this property and the use has been grandfathered. Mr. Sedito stated that it was important to encourage green energy and the solar panels need a certain roof pitch, which, in itself is a hardship. Ms. Roberts stated she thought it was a great idea to rehabilitate the building and to use solar energy. Ms. Leab and Mr. Snook agreed with the other members of the commission.

Motion: to approve application ZBA-0846 - Request of 223 Litchfield Turnpike, LLC, 223 Litchfield Turnpike, for Variance, Zoning Regulation 17.4 & 17.6 (increasing non conformity), to raise the roof of the second floor as indicated on the Exterior Elevations, sheet A-103, by Peter Talbot Architects, dated 3-26-09, by 5-0 vote.

CONSIDERATION OF THE MINUTES

The members of the commission reviewed the minutes from the March 19th meeting.

Motion: to approve the minutes of the March 19, 2009, meeting of the Washington Zoning Board of Appeals as submitted, by Polly Roberts, seconded by Randy Snook, by 5-0 vote.

OTHER BUSINESS

Mr. Sedito read through the mail.

ADJOURNMENT

Motion: to adjourn at 8:50pm by a 5-0 vote.

Filed subject to approval:

Shelley White, Land Use Clerk