

November 19, 2009

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

Alternates: Roderick Wyant III, Todd Peterson

Absent: Peter Bowman Alt

Staff: Mike Ajello ZEO, Shelley White

Others: Richard and Carolyn Jennings, Dirk Sabin

Chairman, Brad Sedito called the meeting to order at 7:29.

Mr. Sedito welcomed new member, Alternate, Todd Peterson and introduced him to the rest of the Commission.

PUBLIC HEARING

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

ZBA-0859 - Request of Jennings Builders (Michael Seligman & Laura Harris), 133 West Shore Road, for Special Exception, Zoning Regulation 17.5 (increasing non conformity), to raise walls and enclose the existing front porch, raise roof to second floor ceiling height and add intersecting gable roof.

Mr. Richard Jennings and Ms. Carolyn Jennings of Jennings Builders were present to represent Michael Seligman and Laura Harris.

The Land Use Office received five out of six return postcards. The Commission looked at the A-2 Survey titled Plot Plan, prepared for Michael Seligman and Laura Harris, West Shore Road, Washington, CT, May 14, 1984, by C. James Osborne Jr., R.L.S.

Mr. Sedito noted that the existing patio is not indicated on the A-2 Survey. Mr. Jennings stated that the proposed changes would be done within the existing footprint of the house.

The Commission looked at the elevation drawings by AENA Architects, Seligman Residence, Lake House, drawings X01.00, X0.200& X0.300, dated 10/28/08. Mr. Jennings indicated that the ridgeline would remain the same.

Mr. Catlin stated that the street side elevation, which faces the lake, was not included.

The Commission looked at the 2nd Floor Plan, by AENA Architects, for Seligman Residence, Lake House, drawing X04.00, dated 10/13/09.

Mr. Sedito noted that the existing square footage was not indicated. Mr. Jennings stated that the proposed plan would increase the existing square footage by 275 sq. ft.

Mr. Jennings discussed the floor plan and stated that the existing floor house has two bedrooms upstairs and one downstairs.

Mr. Catlin stated that he was concerned that the proposed screened in porch will become a bedroom.

The Commissioners were in agreement that this public hearing should be continued. Mr. Sedito asked that the Jennings provide, for the December 17th ZBA Meeting, existing & proposed floor plans for first and second floors, an existing an proposed elevation drawing of the street side (lake side), photos of all

four sides of the existing building, and an updated A-2 survey including the existing patio.

Motion:

to continue ZBA-0859 - Request of Jennings Builders (Michael Seligman & Laura Harris). 133 West Shore Road, for Special Exception, Zoning Regulation 17.5 (increasing non conformity) to raise walls and enclose the existing porch, raise roof to second floor ceiling height add intersecting gable roof, by Ms. Roberts, seconded by Mr. Catlin, by 5-0 vote.

PUBLIC HEARING

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

ZBA-0860 – Request of George Schoellkopf, 300 Nettleton Hollow Road, for Variance, Zoning Regulation(s) 11.6.1.c (front yard setback), to recreated historic outbuilding.

Mr. Dirk Sabin, Landscape Architect was present to represent Mr. Schoellkopf. The Land Use Office received six out of seven return postcards.

Mr. Sabin displayed an aerial view photo of the property and discussed some the history of the property. Mr. Sabin explained that the gardens on the property are under operation of Mr. Schoellkopf and The National Garden Trust and that the property would go The National Garden Trust after Mr. Schoellkopf's passing. Mr. Sabin explained that there are public tours of the gardens. He explained that house was is in the final stages of National Historic Designation and then Mr. Schoellkopf will apply for the Town's Local Landmark Designation.

There was a discussion regarding public use of the property. Mr. Sabin explained that the proposed outbuilding he is requesting to be recreated is in historic pictures of the property but there is no foundation and that by looking at pictures and using other methods they can make an educated guess as to where this building was located.

Mr. Sedito stated that this building hasn't existed for years and has legally been abandoned. The Commission and Mr. Sabin looked at the Property Boundary Survey, prepared for Hollister House Garden, The Garden Conservancy, 300 Nettleton Hollow Road, dated March 2009, by T. Michael Alex.

The Commission stated that the proposed outbuilding could be placed in a more conforming location on the property. The Commission and Mr. Sabin discussed getting the Local Landmark Designation.

Mr. Sabin submitted a letter of withdrawal for this application.

CONSIDERATION OF THE MINUTES

The Regular Meeting Minutes of October 15, 2009 were considered.

Motion:

to approve the minutes of the October 15, 2009, meeting of the Washington Zoning Board of Appeals as submitted,
by Ms. Roberts, seconded by Mr. Snook, by 5-0 vote

OTHER BUSINESS/DISCRETION OF THE CHAIR

The ZBA discussed a memo, dated 11/14/09 from Mr. Snook to Mr. Sedito regarding revisions to Section 12.14. The commission discussed how they would proceed regarding the rewriting of this regulation. Handouts and a summary created by Ms. Hill relating to the Land Use Seminar that Ms Hill attended on September 26, 2009 were distributed.

ADJOURNMENT

Motion: to adjourn at 8:37 pm by Mr. Catlin, seconded by Ms. Roberts.

Mr. Sedito adjourned the meeting.

Submitted subject to approval,

Shelley White
Land Use Clerk