

February 15, 2007

Present: Bradford Sedito, Todd Catlin, Katharine Leab, Randolph Snook

Guest: Reese Owens

Chairman, Brad Sedito called the meeting to order at 7:30pm and made note that regular member Katharine Leab listened to the tape recording of ZBA-0703, Request of Paul A. & Joan H. Marks from the January 18, 2007 meeting of the Washington Zoning Board of Appeals.

Public Hearing Continued

Mr. Sedito seated regular members, Todd Catlin, Katharine Leab, Randolph Snook and himself. Mr. Sedito informed Mr. Owens that there were only four members present and that the vote needed to be unanimous for approval. Mr. Owens understood he wanted to proceed with the public hearing but retain the option for a continuance.

ZBA-0703 Request of Paul A. & Joan H. Marks, 7 Rossiter Road, petition for special exception, a request for generator to be situated farther from the structure principally served than is specified under Section 12.14.1, 12.14.2 and 12.14.3 of the Zoning Regulations. Reese Owens from Halper Owens Architects was present to represent the applicant. Of the nine certified mail notices sent out to property owners within 200' eight cards have returned, members felt comfortable proceeding. Mr. Owens began by describing the applicant's property as hilly and exposed, he stated that they could place the generator within 25' of the house but felt they had found a better location. Referring to the site plan Mr. Owens located the proposed location for the generator in an existing garage, he went on to say that the generator will have a sound enclosure and sound attenuating louvers which will be aimed inward to the property. Mr. Owens feels that placing the generator within 25' of the house would create much more noise. Members went on to discuss generator locations in general and Reese Owens distributed a hand out from an acoustician. Mr. Sedito asked if members had any more questions.

Motion: to close ZBA-0703 Request of Paul A. & Joan H. Marks, 7 Rossiter Road, petition for special exception, a request for generator to be situated farther from the structure principally served than is specified under Section 12.14.1, 12.14.2 and 12.14.3 of the Zoning Regulations was made by Mr. Catlin seconded by Ms. Leab by a 4-0 vote.

Meeting

Mr. Catlin has no issues with this application; he appreciates the applicant placing the generator inside the garage. Ms. Leab agrees that the proposed location is a better solution, the sound will be lower. Mr. Snook felt that this was an amicable solution. Mr. Sedito stated that he felt the proposed location would have less of an impact on neighbors that placing the generator within 25' of the house.

Motion: to approve ZBA-0703 Request of Paul A. & Joan H. Marks, 7 Rossiter Road, petition for special exception, a request for generator to be situated farther from the structure principally served than is specified under Section 12.14.1, 12.14.2 and 12.14.3 of the Zoning Regulations as per site plan on file by Halper Owens Architects dated 12.21.2006 by a 4-0 vote.

Motion: to approve the minutes of the January 18, 2007 meeting of the Washington Zoning Board of Appeals as submitted was made by Mr. Snook seconded by Mr. Catlin by a 4-0 vote.

Other Business/Discretion of the Chair

Members briefly discussed the budget for 2007/2008. There were questions about the \$1,000.00 phone fee and what the DEP fees were. Members also wondered about legal fees with the upcoming Jacobson appeal. Pam Osborne will check with the First Selectmen's office.

Brad received a request for an article for the upcoming Town Newsletter; he will email Polly to see if she would like to put something together.

Pam distributed information on a Planning & Zoning education and training program to be held on March 17th and the Connecticut Federation of Planning and Zoning Agencies annual conference to be held on March 22nd. Anyone who was interested should contact Pam.

Motion: to adjourn at 7:55pm was made by Ms. Leab seconded by Mr. Catlin by a 4-0 vote.

Submitted subject to approval,

Pamela L. Osborne, Secretary