

TOWN OF WASHINGTON  
Bryan Memorial Town Hall  
Post Office Box 383  
Washington Depot, Connecticut 06794  
Zoning Board of Appeals Regular Meeting

**MINUTES**

January 20, 2022

7:30 P.M. – Zoom Meeting

**MEMBERS PRESENT:** Chairman Bowman, Mr. Wildman, Mr. Wyant, Mr. Horan

**MEMBERS ABSENT:** Mr. Weber

**ALTERNATES PRESENT:** Ms. Rebillard, Ms. Sweeney, Mr. Sarjeant

**STAFF PRESENT:** Ms. Rill, Ms. Haverstock

**PUBLIC PRESENT:** K. Lavaway, S. Branson, M. Andrews, P. Becker, A. Gutterman, C. Croce, M. Guerra, C. Cowell, K. McCutchan, v. Gorgati, K. Turner, N. Sheikh

Chairman Bowman called the meeting to order at 7:32pm

**PUBLIC HEARINGS:**

**ZBA-1126: Request of 75 Green Hill, LLC – Special Exception – 17.5 – Special Exceptions for Nonconforming Structures – for a deck, patio, walkways and expand garage:**

The Applicant has requested a Continuance for this Public Hearing.

**ZBA-1131: Request of Sheikh, 68 Painter Ridge Rd., for a Variance – 11.6.1 – Minimum Setback and Yard Dimensions – to reduce the setback and decrease nonconformity for an addition and garage:**

Seated for this Public Hearing is Chairman Bowman, Mr. Wyant, Mr. Wildman, Mr. Horan and Ms. Rebillard.

Mr. Sheikh, owner of 68 Painter Ridge Road stated his hardship was that he was attempting to attach his home to an existing garage and add an addition. The current home and garage are located close to the road.

Chairman Bowman explained that this would increase the non-conformity and was a self-created hardship. The Commission questioned why the addition/garage could not be moved further back, out of the setback. Mr. Sheikh explained this would not only be closer to the wetlands, it would mean a maple trees would need to be taken down.

The Commission expressed concern with the volume of the structure as well as the aesthetics of the proposed. The absence of a hardship was also a concern of the Commission.

Mr. Sheikh requested a Continuance.

**MOTION:** To grant a continuance to **ZBA-1131, Request of Sheikh, 68 Painter Ridge Rd., for a Variance – 11.6.1 – Minimum Setback and Yard Dimensions – to reduce the setback and decrease nonconformity,** for the February 17, 2022 Washington Zoning Board of Appeals meeting, 7:30pm via Zoom Video Conference, by Mr. Wyant, seconded by Ms. Rebillard, passed 5-0 vote.

**ZBA-1132: Request of Bowen, 121 West Shore Rd., for a Variance – 11.6.1 – Minimum Setback and Yard Dimensions – for propane tanks and generator:**

This Application has been withdrawn.

**ZBA-1134: Request of The Frederick Gunn School, Inc., 99 Green Hill Rd., for a Variance- Section(s): 11.5.1.C: Maximum Lot Coverage, for an increase in lot coverage for the demolition and reconstruction of a structure:**

Seated for this Public Hearing is Chairman Bowman, Mr. Horan, Mr. Wildman, Ms. Rebillard and Mr. Sarjeant. Mr. Wyant recused himself.

Mr. Becker of The Frederick Gunn School stated that the proposed plan was to demolish the current Science Building and rebuild within the same footprint with a slight addition. The current building is in need of several updates and upgrades and is not currently A.D.A compliant. The building will be deemed the “Center of Innovation and Active Citizenship”, or “CIAC” located on the 22-acre property.

The proposed is a two-story building that requires a net increase of 0.66% with a proposed lot coverage of 30.96%.

Chairman Bowman pointed out that on the site plan titled, “L001”, there was an excessive amount of paved area on the North end of the proposed and questioned why there was so much. Mr. Becker explained that students gathered often outside as part of their curriculum as often as allowed.

The Commission discussed the current lot coverage and were concerned that the school could come in with requests regarding lot coverage in the future. They encouraged the Frederick Gunn School to put together a master plan for the property.

**MOTION:** To close the Public Hearing in the matter of **ZBA-1134: Request of The Frederick Gunn School, Inc., 99 Green Hill Rd., for a Variance- Section(s): 11.5.1.C: Maximum Lot Coverage, for an increase in lot coverage for the demolition and reconstruction of a structure, by Ms. Rebillard, seconded by Mr. Wildman, passed 5-0 vote.**

The Commission discussed the project at length, and while majority supported the proposed, there was concern regarding future projects needing an increase in lot coverage. There Commission agreed that there should a limit put into place for the future. There were also questions as to whether the paved

areas could be switched to pervious materials so that the lot coverage could be reduced. With several questions unanswered to make a decision the Commission decided to re-open the Public Hearing.

**MOTION: To re-open the Public Hearing in the matter of ZBA-1134: Request of The Frederick Gunn School, Inc., 99 Green Hill Rd., for a Variance- Section(s): 11.5.1.C: Maximum Lot Coverage, for an increase in lot coverage for the demolition and reconstruction of a structure, by Mr. Sarjeant, seconded by Mr. Horan, passed 5-0 vote.**

The Frederick Gunn School explained that the paved areas were for walkways and the patio area.

Ms. Rebillard questioned the square footage of the addition and why it was so large. Representatives for the Frederick Gunn School explained that the additional 6,000 square feet would add the extra space needed for science labs and classrooms.

The Commission questioned if the Applicant had received Historic District Commission approval. Mr. Becker explained that they expected to receive approval at the next Historic District Commission meeting on Monday, January 24, 2022.

**MOTION: To close the Public Hearing in the matter of ZBA-1134: Request of The Frederick Gunn School, Inc., 99 Green Hill Rd., for a Variance- Section(s): 11.5.1.C: Maximum Lot Coverage, for an increase in lot coverage for the demolition and reconstruction of a structure, by Ms. Rebillard, seconded by Mr. Horan, passed 5-0 vote.**

The Commission discussed the need of a master plan for the future. Ms. Rebillard stated that she would like to see the square footage decreased to be closer to the square footage of the current building.

The Commission voted as follows:

Mr. Sarjeant, Mr. Wildman, Mr. Horan, and Chairman Bowman voted for approval.

Ms. Rebillard was opposed.

**MOTION: To Approve ZBA-1134 – Request of The Frederick Gunn School, Inc., 99 Green Hill Rd., for a Variance- Section(s): 11.5.1.C: Maximum Lot Coverage, for an increase in lot coverage for the demolition and reconstruction of a structure, with the following conditions; 1.) That the Applicant receives approval from the Washington Historic District Commission based on the Application and Plans submitted to the Washington Land Use Office and presented at the January 20, 2022 Washington Zoning Board of Appeals meeting. Mr. Horan, Mr. Wildman, Mr. Sarjeant and Chairman Bowman voted to approve, Ms. Rebillard voted against. Approved 4-0-1 vote**

#### **Consideration of the Minutes:**

**MOTION: To approve the December 16, 2021 Washington Zoning Board of Appeals Meeting Minutes as submitted, by Ms. Rebillard, seconded by Mr. Horan, passed 5-0 vote.**

#### **Election of Officers for the 2022 Calendar Year:**

**MOTION: To elect Mr. Wildman as Vice-Chairman of the Washington Zoning Board of Appeals for the 2022 calendar year, by Chairman Bowman, seconded by Ms. Rebillard, passed 5-0 vote.**

**MOTION: To elect Mr. Bowman as Chairman of the Washington Zoning Board of Appeals for the 2022 calendar year, by Ms. Rebillard, seconded by Mr. Sarjeant, passed 5-0 vote.**

**Adjournment:**

**MOTION: To adjourn the Washington Zoning Board of Appeals meeting at 10:19pm, by Ms. Rebillard, seconded by Mr. Wildman, passed 5-0 vote.**

To listen to the recording of tonight's meeting, please click here:

[https://townofwashingtongcc-my.sharepoint.com/:u:/g/personal/trill\\_washingtonct\\_org/EdQe1RPqfwPkJem5czafoAB6AaO88ONONYMZv2O7guzZA?e=gnaJvt](https://townofwashingtongcc-my.sharepoint.com/:u:/g/personal/trill_washingtonct_org/EdQe1RPqfwPkJem5czafoAB6AaO88ONONYMZv2O7guzZA?e=gnaJvt)

**Respectfully Submitted,**

**Tammy Rill  
Land Use Clerk  
January 26, 2022**

\*Minutes are subject to approval