

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

MINUTES

March 18, 2021

7:30 PM- Virtual Meeting Via Zoom

Present: Chairman Bowman, Mr. Wildman, Mr. Wyant, Mr. Weber
Alternates Present: Ms. Rebillard, Mr. Sarjeant, Mr. Gunnip
Staff Present: Ms. Rill, Mr. Tsacoyannis
Public Present: Mr. Virbickas, Mr. Vikstrom, Ms. K. Anderson, Ms. L. Anderson, Ms. Lodsine, Mr. Mello, Ms. Hiltz, Mr. Barnett

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

ZBA-1110: (Continued) Request of SMF Universal, LLC, 9 Main St, for a Variance – Section(s): 11.5.2 – Maximum Lot Coverage, and 11.6.1 – Minimum Setback and Yard Dimensions – for a new deck and new trash/recycling enclosure (2min. 13sec.):

Seated for this Public Hearing is Chairman Bowman, Mr. Wyant, Mr. Wildman, Mr. Weber and Mr. Gunnip.

Mr. Virbickas, representing the property owner, stated that he had listened to the Board's comments at the February meeting and had done his best to provide what they had requested. The proposed is a 30' x 60' deck, with the purpose of providing customers with a place to enjoy their food while maintaining a safe social distance. The design provides two means of egress, with cables running between the posts so that the deck is see-through. Thirteen parking spaces will be available. A trash enclosure was designed to keep the containers out of view.

Chairman Bowman questioned the parking availability on the site. Mr. Virbickas stated that there are currently 11 parking spaces available. The minimum requirements would ask for 21 spaces. Chairman Bowman explained that they would need to request a Variance for parking if they could not meet the minimum requirement.

Chairman Bowman requested that the applicant provide a breakdown of all of the elements that contribute to the lot coverage, including existing as well as new.

Mr. Gunnip questioned how far the steps shown on the side of the building were from an existing generator. Mr. Virbickas stated that it was approximately six feet. Chairman Bowman stated that the steps need to land on some sort of walkway, beyond the structure. This would need to be noted on the plans as well.

Chairman Bowman questioned if lighting was going to be installed. Mr. Virbickas explained that he assumed the deck would only be used during business hours, but would ask the owner. Chairman Bowman also stated that the railing needs to be 3 feet 6 inches, not 3 feet.

The Board questioned whether or not a smaller deck had been considered. Mr. Virbickas stated that the owner preferred the proposed size, but he could ask once again.

The Applicant requested a Continuance for the April 15, 2021 meeting.

MOTION: To grant a Continuance to ZBA-1110: Request of SMF Universal, LLC, 9 Main St, for a Variance – Section(s): 11.5.2 – Maximum Lot Coverage, and 11.6.1 – Minimum Setback and Yard Dimensions – for a new deck and new trash/recycling enclosure, to be held on April 15, 2021 at 7:30pm via Zoom Virtual Conference. Motion made by Mr. Wyant, passed 5-0 vote.

ZBA-1111: Request of Anderson, 22 Tompkins Hill Road, for a Variance from Section 11.4.1- Minimum Lot Width and Frontage – for a mudroom and living area addition (44min. 45sec.):

Seated for this Public Hearing is Chairman Bowman, Mr. Wildman, Mr. Wyant, Mr. Weber and Mr. Sarjeant.

Ms. Anderson, owner of 22 Tompkins Hill Road, explained that they would like to add a living room and mudroom addition, however because of the frontage requirements, they were asking for a Variance.

Chairman Bowman explained that typically, drawings are submitted along with the Application and survey. Ms. Anderson stated that she had dropped everything off at Town Hall. Ms. Rill explained that the Land Use Office had received a copy of the Application along with eight copies of each survey, but not any drawings.

Chairman Bowman asked what the timeline was for construction. Mr. Anderson stated that concrete would be poured on April 15, 2021. Chairman Bowman stated that this was premature, explaining that the Board may or may not have granted the Variance at tonight's meeting.

Ms. Rill stated that she would check with the Health and Building Departments to see if they had received the drawings by mistake.

Ms. Anderson requested a Continuance until the April 15, 2021 meeting.

MOTION: To grant a Continuance to ZBA-1111: Request of Anderson, 22 Tompkins Hill Road, for a Variance from Section 11.4.1- Minimum Lot Width and Frontage – for a mudroom and living area addition, to be held on April 15, 2021 at 7:30pm via Zoom Virtual Conference. Motion made by Mr. Wyant, passed 5-0 vote.

ZBA-1112, Request of LCH Series, LLC, 67 Lower Church Hill Road, for a Variance, Section(s): 11.6 – Minimum Setback and Yard Dimensions – for a mudroom addition (56min. 13sec.):

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

Ms. Hiltz, representing the property owner, explained that her client was requesting a Variance for a mudroom addition that would land in the setback. The setback was put in place after the existing home, creating the hardship. She went on to explain that her client would like to add a mudroom to an existing breezeway, extending the breezeway four feet between the main house and the garage. The existing breezeway measures five-feet seven by nine-feet ten. The extension would only be seen in the rear of the home, not the front.

The Board members were satisfied with the Application and had no further questions.

MOTION: To close the Public Hearing in the matter of ZBA-1112, Request of LCH Series, LLC, 67 Lower Church Hill Road, for a Variance, Section(s): 11.6 – Minimum Setback and Yard Dimensions – for a mudroom addition. Motion made by Mr. Gunnip, passed 5-0 vote.

MOTION: To approve ZBA-1112, Request of LCH Series, LLC, 67 Lower Church Hill Road, for a Variance, Section(s): 11.6 – Minimum Setback and Yard Dimensions – for a mudroom addition, as presented in the plans titled, “Proposed Mello Residence, 67 Lower Church Hill Road” by Blue Line Designs, Chris Jawoisz Wheway and dated February 14, 2021. Motion made by Mr. Wyant, passed 5-0 vote.

Consideration of the Minutes (1hr. 05min. 10sec):

MOTION: To approve the February 18, 2021 Meeting Minutes as submitted by Mr. Gunnip, seconded by Mr. Wyant, passed 5-0 vote.

The Board requested to enter into Executive Session to discuss Land Use protocols.

MOTION: To move into Executive Session to discuss Land Use Protocols, by Mr. Wyant, passed 5-0 vote.

MOTION: To adjourn the March 18, 2021 Washington Zoning Board of Appeals Meeting at 8:32pm, by Mr. Weber, seconded by Mr. Wyant, passed 5-0 vote.

Respectfully Submitted,

Tammy Rill
Land Use Clerk
March 19, 2021

