

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

MINUTES

November 18, 2021

7:30 P.M. – Hybrid Meeting

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

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

STAFF PRESENT: Ms. Rill, Ms. Haverstock

PUBLIC PRESENT: Attorney Fisher, C. Eaton, M. Lloyd, J. Santoleri, C. Matteo

Chairman Bowman called the meeting to order at 7:30pm.

Chairman Bowen, Mr. Wildman, Mr. Horan, Mr. Wyant, and Mr. Weber were seated.

Public Hearing with Deliberation to Follow:

ZBA- 1128: Request of 75 Green Hill Road, 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 the December 16, 2021 Meeting.

ZBA-1130: Request of Lake Waramaug, LLC, 182 East Shore Rd., for a Variance – Section 11.2.2 – Density Regulations – for consideration of a legal building lot:

Attorney Fisher, representative for the property owner, explained to the Board that Mr. Eaton, the principle of Lake Waramaug, LLC, owns 20 acres where the former Boulders Inn was located. The property is partially located in Washington as well as the town of Warren. The area of land located in Washington is not considered a buildable lot due to the unit density exceeding 25% - a Zoning Regulation adapted in the year 2000. The lot is considered to be non-conforming and without a Variance, the owner would not be allowed to build on this lot. Attorney Fisher explained that this was not a self-created hardship due to the change in the Washington Zoning Regulations.

Mr. Eaton explained that his intention was to donate approximately 17 acres to Steep Rock, but believed that if the lot was considered buildable, the value of the property, as well as the donation value, would rise.

The Commission discussed several concerns regarding the proposed. When a Variance is granted, it stays with the property forever. If Steep Rock were to sell the acreage in the future, the land could be

developed. The Board added that they could not see a land-based hardship, only a financial based hardship.

A discussion regarding Conservation Easements followed, with member of the public, Mr. Lloyd, questioning if a deed restriction could be utilized to confirm that the land could not be developed in the future. The Commission agreed that this would be a discussion for Attorney Fisher to have with Steep Rock Association.

Attorney Fisher requested a continuance for the December 16, 2021 meeting.

MOTION: To grant a continuance for the Request of ZBA-1130: Request of Lake Waramaug, LLC, 182 East Shore Rd., for a Variance – Section 11.2.2 – Density Regulations – for consideration of a legal building lot, for December 16, 2021, 7:30pm. Motion made by Mr. Wyant, seconded by Mr. Weber, passed 5-0 vote.

Consideration of the Minutes:

October 21, 2021 Meeting Minutes:

MOTION: To accept the October 21, 2021 Washington Zoning Board of Appeals Meeting Minutes as submitted, by Mr. Wyant, seconded by Mr. Horan, passed 4-1-0 vote, with Mr. Weber abstaining due to absence.

Other Business/Discretion of the Chair:

Adjournment:

MOTION: To adjourn the November 18, 2021 Washington Zoning Board of Appeal meeting at 8:00pm, by Mr. Wyant, seconded by Mr. Weber, passed 5-0 vote.

****A recording of this meeting can be found here:**

https://townofwashingtongcc-my.sharepoint.com/:u:/g/personal/trill_washingtonct_org/EffytQDKbSJEnhLf36LoR3gB8het_TDTt1pbU_Fcj_XWCw?e=4T4lXB

Respectfully Submitted,

**Tammy Rill
Land Use Clerk
November 19, 2021**

