TOWN OF WASHINGTON

Bryan Memorial Town Hall

Post Office Box 383

Washington Depot, Connecticut 06794

ZONING BOARD OF APPEALS REGULAR MEETING

**MINUTES**

July 21, 2022

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

**MEMBERS ABSENT**: Mr. Weber

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

**ALTERNATES ABSENT**: None

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

**PUBLIC PRESENT**: S.L. Martin, S. Blank, S.R. Kostelecky, C. Carron, J. Athas, M. Athas

The Meeting was called to Order at 7:30pm.

**PUBLIC HEARING WITH DELIBERATION TO FOLLOW:**

**ZBA-1141: Request of Paucar, 32 Findlay Road, for a Variance, Section: 11.6.1.C – Minimum Setback and Yard Dimensions – for a garage and driveway:**

This Application was withdrawn on July 15, 2022.

**ZBA-1142: Request of Walbourne Knoll, LLC, 8 New Preston Hill Road, for a Special Exception – Section 11.6 – Minimum Setback and Yard Dimensions – for an addition:**

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

Mr. Kostelecky, architect for the property owners, stated that the Victorian Home built in 1894 needed repairs. His clients were proposing a small addition with wraparound porch. The original porch was once located on the East but will now be located on the Westside of the home. The collapsed barn on the property will be removed, meaning the lot coverage will be decreasing. The setback will be staying the same. The goal of the property owners is to maintain the aesthetic look of the Victorian design, while conforming to current regulations.

Chairman Bowman pointed out that while the call on the Agenda read for a Special Exception from 11.6 – Minimum Setback and Yard Dimensions, he felt Section 17.5 – Special Exception for Nonconforming Structures would be more appropriate. The Applicant agreed.

**MOTION: To close the Public Hearing in the matter of ZBA-1142: Request of Walbourne Knoll, LLC, 8 New Preston Hill Road, for a Special Exception from Section 17.5: Special Exception for Nonconforming Structures, by Mr. Wyant, seconded by Ms. Rebillard, approved unanimously.**

Chairman Bowman asked the Board for their thoughts.

Mr. Wildman stated that he felt the renovations would look nice and add to the New Preston Village.

Mr. Horan agreed. Mr. Wyant stated he felt the presentation was great and felt the renovations would be a nice. Ms. Rebillard agreed, adding that she was happy to see the structure was being restored and not torn down. Chairman Bowman agreed with everything stated, adding that 17.5 was the accurate Section intended for the Application and felt the presentation was very well done.

**MOTION: To approve ZBA-1142: Request of Walbourne Knoll, LLC, 8 New Preston Hill Road, for a Special Exception from Section 17.5: Special Exception for Nonconforming Structures, as shown in the Plans titled, “Walbourne Knoll, 8 New Preston Hill Road, New Preston, Connecticut” by Sheldon Richard Kostelecky, and dated June 30, 2022, the Proposed Site Plan dated 6-27-2022 by Brian E. Neff, Licensed Engineer and the Zoning Location Map prepared by T. Michael Alex, February 2022. Motion made by Mr. Wyant, seconded by Mr. Wildman, approved unanimously.**

**MOTION: To approve the June 16, 2022 Washington Zoning Board of Appeals Meeting Minutes as submitted, by Mr. Horan, seconded by Mr. Wyant, approved unanimously.**

**MOTION: To adjourn the July 21, 2022 Washington Zoning Board of Appeals meeting at 7:51pm, by Mr. Sarjeant, seconded by Ms. Rebillard, approved unanimously.**

**To listen to the Meeting recording, please click here:**

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Respectfully Submitted,

Tammy Rill

Land Use Clerk

Town of Washington