

TOWN OF WASHINGTON

Bryan Memorial Town Hall

Post Office Box 383

Washington Depot, Connecticut 06794

ZONING BOARD OF APPEALS REGULAR MEETING

MINUTES

October 20, 2022

MEMBERS PRESENT: Chair Bowman, R. Wyant, P. Wildman, R. Weber

MEMBERS ABSENT: J. Horan

ALTERNATES PRESENT: R. Rebillard, C. Sweeney

ALTERNATES ABSENT: D. Sarjeant

STAFF PRESENT: T. Rill, M. Haverstock

PUBLIC PRESENT: D. Murphy, S. Murphy

Call to Order:

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

Seating of Members/Alternates:

Chair Bowman, R. Wyant, P. Wildman, R. Weber, and C. Sweeney will be seated for the Public Hearing.

Public Hearing(s) with Deliberation to Follow:

ZBA-1145: Request of Murphy, 99 Blackville Road., for a Variance from Section(s): 12.1.1: Wetlands and Watercourse Setbacks – for a garage:

Mr. and Mrs. Murphy, owners of the property at 99 Blackville Road, explained that they are proposing to build a two-car detached garage that would be within three feet of the wetlands. Mr. Murphy explained that they have received approval from the Inland Wetlands Commission.

Chair Bowman questioned if the proposed structure was volumetrically less than the main structure, as required in accordance with Section 12.5.2 of the Washington Zoning Regulations, which states: "The ground floor area and volume of an accessory building shall not exceed 75% of the ground floor area and volume of the principle building." Chair Bowman stated that the calculations for the ground floor area were just within 75%. However, vertical dimensions of the roof of the home are needed.

The Board discussed approving the proposed with conditions. If the volume of the proposed garage is more than 75% of the primary structure and the property owners decided to keep the 12 on 12 pitch of the roof a Variance would be needed. If they decreased the volume – if need be, they would not need a Variance.

Mr. Murphy stated that the second story of the structure would be for storage space, so decreasing the volume, if needed, would not be a problem.

MOTION: To close the Public Hearing in the matter of ZBA-1145: Request of Murphy, 99 Blackville Road., for a Variance from Section(s): 12.1.1: Wetlands and Watercourse Setbacks – for a garage, by R. Wyant, seconded by P. Wildman, approved unanimously.

The Board agreed that their initial concern was the distance to the Wetlands, but knowing that the property owners obtained Wetlands approval, they had no issue with the proposed. The Board also agreed that approving the garage with conditions regarding the volume would be fine.

MOTION: To Approve ZBA-1145, Request of Murphy, 99 Blackville Road, for a Variance from Section 12.1.1: Wetlands and Watercourse Setbacks, for a garage with the following Condition(s): 1.) That the Conditions of the Inland Wetlands Commission permit are honored, and 2.) that the volume of the proposed garage will comply with the requirements of Washington Zoning Regulations Section 12.5.2 and will not exceed 75% of the principle structure. By. Chair Bowman, seconded by R. Wyant, approved unanimously.

Consideration of the Minutes:

MOTION: To approve the September 15, 2022 Washington Zoning Commission Meeting Minutes as submitted, by R. Weber, seconded by R. Wyant, passed unanimously.

Other Business/Discretion of Chair:

None

Adjournment:

MOTION: To adjourn the October 20, 2022 Washington Zoning Board of Appeals meeting at 7:44pm, by C. Sweeney, seconded by R. Wyant, passed unanimously.

Meeting Recording can be found here:

https://townofwashingtongcc-my.sharepoint.com/:u:/g/personal/trill_washingtonct_org/EZoCHEDH7dZCrObje-PUrFsBxUQHyAI-twzv445MGMrktg?e=nzwEd5

Respectfully Submitted,

Tammy Rill

Tammy Rill

Land Use Clerk

October 21, 2022

*Minutes filed, subject to approval