

TOWN OF WASHINGTON

Bryan Memorial Town Hall

Post Office Box 383

Washington Depot, Connecticut 06794

ZONING BOARD OF APPEALS REGULAR MEETING

MINUTES

January 19, 2023

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

MEMBERS ABSENT: Mr. Weber

ALTERNATES PRESENT: Ms. Rebillard, Ms. Sweeney

ALTERNATES ABSENT: D. Sarjeant

STAFF PRESENT: Ms. Rill, Ms. Haverstock

PUBLIC PRESENT: S. Kalur, C. Rolli, S. Branson, L. Gendron, C. Koppell, Other Members of the Public

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

Seated will be Chair Bowman, P. Wildman, R. Wyant, J. Horan and C. Sweeney

Public Hearing with Deliberation to Follow:

ZBA-1147: Request of Cross, 255 West Shore Road, for a Variance – Section 11.6.1: Minimum Setback/Yard Dimensions – to demolish current cottage and build new residence:

S. Kalur and C. Rolli of F&H, LLC – representing the property owners, stated that their clients were proposing the demolition of a current 1,340 square foot, three season cottage and construct a new, 2,595 square foot home. They explained that the new structure would reduce the overall encroachment of setbacks.

The Board questioned what the hardship would be, explaining that if the owner were to remove the garage, the home would be in the buildable area. The Board also noted the volumetric increase of the proposed home.

With no proven hardship, the Board suggested, upon request of the applicant’s representatives, that the Applicant could reduce the size of the rooms, stairway and great room. The Board also suggested that an as-built of the current home would be helpful to them.

The applicant requested a Continuance.

MOTION: To continue the Public Hearing for ZBA-1147, Request of Cross, 255 West Shore Road, for a Variance – Section 11.6.1: Minimum Setback/Yard Dimensions – to demolish current cottage and build new residence, by J. Horan, seconded by R. Wyant, approved unanimously.

Consideration of the Minutes:

MOTION: To approve the December 15, 2022 Washington Zoning Board of Appeals Meeting Minutes as submitted, by J. Horan, seconded by R. Wyant, approved unanimously.

Other Business:

Election of Officers:

MOTION: To elect Peter Bowman as Washington Zoning Board of Appeals Chair for the 2023 calendar year, by J. Horan, seconded by R. Wyant, approved unanimously.

MOTION: To elect Philip Wildman as Washington Zoning Board of Appeals Vice Chair for the 2023 calendar year, by J. Horan, seconded by R. Wyant, approved unanimously.

Land Use Seminar – March 11, 2023:

T. Rill reminded the Commissioner's that a Land Use Seminar will take place on Saturday, March 11, 2023 via Zoom. This course, hosted by the Connecticut Bar Association, would count towards the continuing education hours mandated by the State of Connecticut for 2023.

Adjournment:

MOTION: To adjourn the January 19, 2023 Washington Zoning Board of Appeals meeting at 8:04pm, by R. Wyant, seconded by C. Sweeney, passed unanimously.

The Recording for this meeting can be found here:

https://townofwashingtongcc-my.sharepoint.com/:u:/g/personal/trill_washingtonct_org/ER9w5WzDI4xDjnjByz--Xv0BxqZevBBGpTg9pCRpCeAibQ?e=MxqiKm

Respectfully Submitted,

Tammy Rill

Land Use Clerk

January 23, 2023

*Minutes filed, subject to approval