

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

MINUTES

December 16, 2021

7:30 P.M. – Hybrid Meeting

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

MEMBERS ABSENT: Mr. Horan

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

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

PUBLIC PRESENT: E. Bowen, A. Bowen, S. Branson, K. Feldman, R. Hackney, H. Frater, D. O’Leary, G. Cava, P. Demiraj, N. Sheikh, A. Mennillo

Chairman Bowman called the meeting to order at 7:31pm.

ZBA-1126: Request of 75 Green Hill, LLC – Special Exception – 17.5 – Special Exceptions for Nonconforming Structures – for a deck, patio, walkways and expand garage:

Seated for this Public Hearing will be Chairman Bowman, Mr. Wildman, Mr. Wyant, Mr. Weber and Ms. Sweeney.

Ms. Demiraj, owner of 75 Green Hill Road, stated that she received the survey of the property and it included the proposed garage, patio and walkways. This determined that a side yard setback for the garage would be needed, however, the Health Department has yet to approve the garage.

The Commission voiced concern over the details on the survey regarding the garage. The details of the garage on the survey versus the renderings of the garage did not match and would need to be exact.

The Commission explained that if the garage were moved out of the setback, further from the property line, ZBA approval would not be needed. The proposed garage would not only be expanding in footprint, but in volume as well, increasing the nonconformity. An accurate drawing of the current garage – including the volume, will be necessary. The Commission added that a hardship would need to be provided in order for the Variance to be granted, and based on the information received to date, a hardship has not been provided. The Commission recommended that the property owner provides an accurate drawing of the current garage which will include the front, length and width, peak of the height and plate.

The applicant requested a Continuance for the January Meeting.

MOTION: To grant a continuance to ZBA-1126: Request of 75 Green Hill, LLC – Special Exception – 17.5 – Special Exceptions for Nonconforming Structures – for a deck, patio, walkways and expand garage, for the

January 20, 2022 Washington Zoning Board of Appeals meeting, 7:30pm at Bryan Memorial Town Hall in the Main Level Meeting Room, by Mr. Wyant, seconded by Mr. Weber, passed 5-0 vote.

ZBA-1131, Request of Sheikh, 68 Painter Ridge Rd., for a Variance – 11.6.1 – Minimum Setback and Yard Dimensions – to reduce the setback and decrease nonconformity:

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

Mr. Sheikh, owner of 68 Painter Ridge Road, stated that he was proposing an addition to his home. They have received Health as well as Inland Wetlands approval.

The Commission noted that the survey provided did not include the setback line. The existing home dimensions versus the proposed addition dimensions would need to be added to the survey. The Commission would also like the applicant to provide how much of the addition was located in the setbacks. The elevations and volume of the addition would be needed as well.

MOTION: To grant a continuance to **ZBA-1131, Request of Sheikh, 68 Painter Ridge Rd., for a Variance – 11.6.1 – Minimum Setback and Yard Dimensions – to reduce the setback and decrease nonconformity,** for the January 20, 2022 Washington Zoning Board of Appeals meeting, 7:30pm at Bryan Memorial Town Hall in the Main Level Meeting Room, by Mr. Wyant, seconded by Mr. Wildman, passed 5-0 vote.

ZBA-1132, Request of Bowen, 121 West Shore Rd., for a Variance – 11.6.1 – Minimum Setback and Yard Dimensions – for propane tanks and generator:

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

Ms. Mennillo from Bantam Wesson, agent for the property owner, stated that the lot is considered nonconforming, and her client would like to add a propane tank, (there is currently one propane tank on the property), as well as a generator. The generator is an 18kw Generac generator that will be located on the left rear side of the home. It is 40 inches in length, 25 inches in width and 29 inches in height. It has 65 decibels at 23 feet.

The Commission questioned what the setbacks were, as they should be included on the survey. They also questioned what the hardship was. Mr. Bowen, owner of the property stated that the hardship was that the lot was nonconforming and due to numerous power outages in the area, a generator would prevent frozen pipes in the Winter.

The Commission requested that the survey provide the exact locations of the tanks and generator and include accurate dimensions to the property line.

MOTION: To grant a continuance to **ZBA-1132, Request of Bowen, 121 West Shore Rd., for a Variance – 11.6.1 – Minimum Setback and Yard Dimensions – for propane tanks and generator** for the January 20, 2022 Washington Zoning Board of Appeals meeting, 7:30pm at Bryan Memorial Town Hall in the Main Level Meeting Room, by Mr. Wyant, seconded by Mr. Sarjeant, passed 5-0 vote.

ZBA-1133- Request of Regional School District No. 12, 159 South St. – for a Variance – Section(s): 11.5- Maximum Lot Coverage – for a shed:

Seated for this Public Hearing will be Chairman Bowman, Mr. Wildman, Mr. Wyant, Mr. Weber and Ms. Sweeney.

Mr. O’Leary and Mr. Cava, representing Region 12 Schools, stated that they had been approved in March of 2018 for a shed, but due to limited funding, the project needed to be put on hold. They were coming back to the Board to relocate the shed to the south west area of the property, near the fire pond as well as to increase the size of the shed. The increase in lot coverage would go from 23% to 23.05%. There is currently an equipment shed in this location that will be removed.

The shed will be used as an area to store materials such as salt, sand and equipment used in the Winter months, as well as an area to work on vehicles, as the auto shop was removed during renovations and additions for the AgSTEM program.

The Commission was pleased with the minor addition in lot coverage, and felt that the proposed location was far more desirable than the previous proposed location.

MOTION: To close the Public Hearing in the matter of ZBA-1133- Request of Regional School District No. 12, 159 South St. – for a Variance – Section(s): 11.5- Maximum Lot Coverage – for a shed, by Mr. Wyant, seconded by Ms. Sweeney, passed 5-0 vote.

MOTION: To approve ZBA-1133- Request of Regional School District No. 12, 159 South St. – for a Variance – Section(s): 11.5- Maximum Lot Coverage – to construct a shed, increasing the previously approved lot coverage of 23% to 23.05% and relocating to the South West area location in proximity to the fire pond located behind the school and as detailed in the plans provided with the Application. Motion made by Mr. Wyant, seconded by Mr. Wildman, passed 5-0 vote.

Consideration of the Minutes:

MOTION: To approve the November 18, 2021 Washington Zoning Board of Appeals Meeting Minutes as submitted, by Mr. Weber, seconded by Mr. Wyant, passed 5-0 vote.

Other Business/Discretion of Chair:

MOTION: To approve the 2022 Washington Zoning Board of Appeals Meeting calendar, by Mr. Wyant, seconded by Mr. Weber, passed 5-0 vote.

Adjournment:

MOTION: To adjourn the Washington Zoning Board of Appeals meeting at 9:05pm, by Ms. Rebillard, seconded by Mr. Wyant, passed 5-0 vote.

To listen to the recording of this evenings meeting, click here:

https://townofwashingtongcc-my.sharepoint.com/:u:/g/personal/trill_washingtonct_org/EUjEfRLncWFGratE6EtfkVQBq1UZ6IHPBjQU3FYtNCHrxg?e=tTM6G1

Respectfully Submitted,

**Tammy Rill
Land Use Clerk
December 21, 2021**

*Minutes are subject to Approval