

TOWN OF WASHINGTON
Bryan Memorial Town Hall
Post Office Box 383
Washington Depot, Connecticut 06794
ZONING BOARD OF APPEALS REGULAR MEETING

MINUTES

February 17, 2022

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

MEMBERS ABSENT:

ALTERNATES PRESENT: Ms. Rebillard

ALTERNATES ABSENT: Mr. Sarjeant, Ms. Sweeney

STAFF PRESENT: Ms. Rill, Ms. Haverstock

PUBLIC PRESENT: E. Genest, S. Branson, S. Averill

Chairman Bowman called the meeting to order at 7:32pm.

PUBLIC HEARING(S):

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:

This request has been withdrawn

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:

This request has been withdrawn

ZBA-1135: Request of Genest, 240 Baldwin Hill Rd., for a Variance from Section 11.6.1.C – Minimum Setback and Yard Dimensions – for propane tanks and a generator:

Seated for this Public Hearing will be Chair Bowman, Mr. Wyant, Mr. Wildman, Mr. Horan and Mr. Weber.

Mr. Genest, owner of the property at 240 Baldwin Hill Road, stated that he had been approached in August of 2021 by Bantam Wesson Energy regarding a special they were having on propane tanks and generator installation. A representative of the company came to the property to find an area to install the propane and generator, but due to the large amounts of ledge on the property, Bantam Wesson Energy told Mr. Genest that the generator would need to be placed by the road, and did so in November. A few weeks later, Bantam Wesson contacted Mr. Genest and stated that The Land Use Office would not grant a permit for this location, therefore it needed to be moved. Mr. Genest met with

Ms. White and Ms. Haverstock to find a solution for this issue and Ms. White suggested an alternative location, behind the garage. Bantam Wesson inspected the proposed location and agreed to move the generator and propane to this area. However, upon installation, Bantam Wesson discovered that the conduit had a blockage, and directed Mr. Genest to request a Variance.

Chairman Bowman questioned if the generator was connected and Mr. Genest responded that it was not. Chairman Bowman stated that he was concerned with the location close to the road and that the proposed flies in the face of the Zoning Regulations. The Commission voiced frustration that Bantam Wesson had placed the generator and tank without a permit. Mr. Genest agreed with the Commission, adding that there were currently trenches dug throughout his yard and garden.

Chairman Bowman suggested that Mr. Genest contact Bantam Wesson and ask them to find another location, and possibly re-check that conduit when the weather gets warmer as the pipes could be frozen at the moment. Mr. Genest agreed and requested a Continuance.

MOTION: To grant a continuance in the matter of ZBA-1135, Genest, 240 Baldwin Hill Rd., for a Variance from Section 11.6.1.C – Minimum Setback and Yard Dimensions – for propane tanks and a generator, by Mr. Wyant, seconded by Mr. Wildman, passed unanimously.

Consideration of the Minutes:

MOTION: To accept the January 20, 2022 Washington Zoning Board of Appeals Meeting Minutes as submitted, by Mr. Wyant, seconded by Mr. Horan, passed unanimously.

Other Business/Discretion of the Chair:

36 Hinkle Road:

The Applicant had appeared before the Board in 2021 requesting a Variance to remove additions from a home that would bring the home to its original size. The refurbished home would eventually become a guest house on the property and a new main structure would be constructed in the future. The Board conditioned the original Variance, stating that the main house could not be any less than 5,000 square feet. The property owners are currently requesting to enclose a current porch and wanted to check with the Board to make sure this could be done without another Variance request.

The Board agreed that the enclosing of the porch would not affect the square footage of the guest home, therefore another Variance would not be needed.

Letter from Mr. F. Bond – 139 Wykeham Road – Regarding the change of buffering material for an AC Condenser and above ground propane tanks approved in October 2018.

Mr. Bond, owner of 139 Wykeham Road, had written the Board a letter dated January 18, 2022 requesting a change in buffering material for a generator. The previous property owner was granted the Variance and agreed to a fence. Mr. Bond would like to use shrubs and plantings instead.

The Board agreed that plantings would be fine and commended Mr. Bond for burying the propane tanks that had been a part of the Variance approval.

Adjournment:

MOTION: To adjourn the February 17, 2022 Washington Zoning Board of Appeals meeting at 8:07pm, by Mr. Horan, seconded by Mr. Wyant, passed unanimously.

To listen to this evenings meeting, please click here:

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Respectfully Submitted,

Tammy Rill
Land Use Clerk
February 18, 2022