

# March 13, 2013

## **Special Meeting**

4:30 p.m. 226 Bee Brook Road

**MEMBERS PRESENT:** Mr. Abella, Mr. Reich, Mr. Werkhoven

**MEMBERS ABSENT:** Mr. Fitzherbert, Mr. Solley

**ALTERNATE PRESENT:** Dr. Craparo

**ALTERNATES ABSENT:** Mr. Dutton, Mr. Wyant

**ALSO PRESENT:** Mrs. Laverge, Atty. Fisher

Laverge/226 Bee Brook Road/Revision of Special Permit:

Section 13.14/Expand Bed and Breakfast Establishment to Three Rooms

The site inspection was called to order at 4:35 p.m. Commissioners viewed the boundary lines, common driveway, and signage. Mrs. Laverge showed the one bedroom now used for the bed and breakfast and the two additional proposed bedrooms. The meeting was adjourned at 5:10 p.m.

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Janet M. Hill

Land Use Administrator

## **Special Meeting**

9:30 a.m. Upper Level Meeting Room

**MEMBERS PRESENT:** Mr. Reich, Mr. Werkhoven

**STAFF PRESENT:** Mr. Ajello, Mrs. Hill

Mr. Reich called the meeting to order at 9:40 a.m.

The purpose of the special meeting was for the subcommittee to discuss and decide upon possible minor revisions to the Washington Zoning Regulations.

The following sections of the Regulations were discussed and it was determined that either

- a) further consideration was warranted,
- b) legal advice was needed, or
- c) the section should remain as it is.

6.5: Mrs. Hill thought clarification was needed re: whether this section applies to the entire lot when activities are proposed within 50 to 75 feet of the lake or just to that specific area. The majority thought it applied to the entire lot. Mr. Ajello noted that stairs, fences, hedges, and walls don't have setback requirements for the most part, but there was nothing in the Regs stating these were OK

within 50 to 75 feet of the lake. It was suggested that “between 50 and 75 feet” should be changed to “within 75 feet of the shoreline.”

This section will be discussed in the future.

6.5.1.a.2: Mr. Ajello will check on whether the DEP has a revised plant list that should be referenced in this section.

6.5.3: A new section was recommended to address stairs and modifications to existing structures within 75 feet of the lake. Possibly ramps, platforms, and cantilevered decks will also be addressed in this section.

6.6: Mr. Ajello noted the Regulations don’t address docks or catwalks over ground instead of over water and therefore, they are not permitted. He thought this should be addressed. He said he also saw no reason why rowing shell docks could not be contiguous to docks.

6.6.8: Stairs to beaches or other destinations, stairs across the road from the lake, ramps, platforms, cantilevered decks, etc. will be discussed in the future.

6.6.9: This section will be left as written.

11.5, 11.6, 11.7: Requiring stricter coverage, setback, and/or height requirements for the Lake Waramaug Residential District will be considered in the future.

The list of revisions agreed upon and their proposed language is attached.

The next subcommittee meeting was set for Wednesday, March 20, 2013 at 9:30 a.m. in the upper level meeting room.

The meeting was adjourned at approximately 11:30 a.m.

FILED SUBJECT TO APPROVAL

Respectfully submitted,  
Janet M. Hill  
Land Use Administrator