

August 26, 2013

Present: Mr. Fitzherbert, Mr. Reich, Mr. Solley, Mr. Abella, Mr. Werkhoven

Alternates Present:

Absent: Dr. Craparo, Alt., Mr. Dutton, Alt., Mr. Wyant, Alt.

Staff Present: Ms. Hill, Ms. White

Others Present: Mr. Averill, Mr. Gitterman, Mr. Fowlkes, Mr. Eversol, Mr. Averill, Ms. Williams, Ms. Winter, Ms. DeMeo, Ms. Mullen, Press, Residents

Mr. Fitzherbert, called the meeting to order at 7:30 p.m.

Seated: Mr. Fitzherbert, Mr. Reich, Mr. Solley, Mr. Werkhoven, Mr. Abella

PUBLIC HEARING

Myfield, LLC./7 Mygatt Road/ Request to Amend Special Permit for Affordable Housing:

Ms. Hill read the legal notice published in Voices on August 14 & 21, 2013 and listed the documents in the file. Mr. Charles Eversol was present to represent Myfield, LLC. Mr. Eversol explained that Myfield LLC. would like to offer applicants the option of a third bedroom when they purchase a unit and the existing septic design would support 7 additional bedrooms within the development without any major changes to the system, neighbors' view, or the streetscape. He stated that they would install a partition wall in one of the bedrooms and the square footage per unit would not change. He noted that this proposed revision to the plan has been approved by the Health Department.

Mr. Gitterman stated that there would be a small increase in cost for the units that would opt for a third bedroom.

Mr. Eversol stated that the tank and the leaching fields would remain the same and the addition of a third bedroom would require a small apparatus to be attached to the outside of the tank, which regulates the flow and leads to the leaching fields. He noted that all of the septic systems have been installed.

Ms. Hill noted that they have not received a letter of approval from the holder of the conservation easement at this time.

Mr. Eversol responded that Mr. Gitterman met with Ms. Payne as well as some other representatives of the Conservation Commission about six weeks ago at which time they expressed that they do not have any objections and a letter would be written and submitted to the Town.

There was a brief discussion regarding the cost of the units.

Mr. Fitzherbert asked the public for comments or questions.

Ms. Williams, resident of Quarry Ridge, stated that she was concerned about the quantity and quality of her water supply.

Mr. Gitterman stated that when they started the Myfield project they were told that only one of the

two existing wells at Quarry Ridge were usable so Myfield, LLC put in another well, which has been connected to the Quarry Ridge system. He stated that a water company regulates the water and he was told that the water supply was adequate for thirteen more homes with just the one existing well but they put another well in anyway.

Ms. Mullen, resident of Quarry Ridge, asked if Aquarian (the water company) was aware of the potential usage by this development.

There was a brief discussion regarding how many people would be living in the units. Mr. Gitterman stated that he was told that there is plenty of water and it would be difficult to determine how many people would be living in the units.

Ms. Hill stated that the Health Department has approved the 7 additional bedrooms and they oversee the water and septic systems.

Mr. Fitzherbert confirmed that the well and septic are the Health Department's expertise and Zoning requires an approval from the Health Department.

Ms. Williams stated that they do not drink their water because it comes out cloudy and is never cold. She said that they have had it tested and the results show that the water is fine.

Ms. Winter, resident of Quarry Ridge, asked if the houses are built after they are sold.

Mr. Reich confirmed that this was the case.

Ms. DeMeo, resident of Quarry Ridge, asked if there would be any additional windows with the 3-bedroom unit.

Mr. Gitterman responded that the amount of windows would remain the same, each bedroom would have a window and the exterior appearance of the buildings would not change.

There were no further questions or comments from the public at this time.

Mr. Fitzherbert asked for feedback from the commissioners.

Mr. Abella stated that he does not have any additional questions. He feels that since the exterior of the building and the septic system will remain the same, to add a new wall to make a 3rd bedroom is reasonable and no cause for concern.

Mr. Solley asked for an update on the third building and if it would be delivered with the third bedroom.

Mr. Gitterman stated that it is 99% complete and it was designed and approved as a two-bedroom house with the possibility of making a third bedroom. He said that the engineer recommended that 7 of the units have the option of a third bedroom and this has been approved by the State and the Health Department.

Mr. Averill stated that the New Preston Water Company counts bedrooms for water and for septic.

Mr. Reich is interested in the potential amount of school age children that this development could bring in.

Mr. Fitzherbert noted that affordable housing is a major goal for the Town of Washington Plan of Conservation and Development and the ability to improve some of the units by adding the option of a third bedroom seems logical.

There were no further questions or comments.

Motion:

to close the Public Hearing for the request to revise the Special Permit for Affordable Housing by Myfield, LLC at 7 Mygatt Road,
by Mr. Werkhoven, seconded by Mr. Solley, passed by 5-0 vote.

8:05 pm

REGULAR MEETING

Seated: Mr. Fitzherbert, Mr. Reich, Mr. Solley, Mr. Werkhoven, Mr. Abella

Consideration of the Minutes

The Commission considered the July 22, 2013 regular Meeting Minutes of the Town of Washington Zoning Commission.

Correction:

Last line, last page should read: Mr. Reich adjourned the meeting.

Motion:

to accept the Zoning Meeting Minutes of July 22, 2013 as corrected,
by Mr. Reich, seconded by Mr. Abella, passed by 5-0 vote.

Pending Application(s)

There were no pending applications to discuss.

New Application(s)

There were no new applications to discuss.

Other Business

Myfield, LLC / 7 Mygatt Road / Request to Amend Special Permit for Affordable Housing:

Mr. Werkhoven moved that this application be approved with the condition that the holder of the conservation easement provides written approval of this plan within a month. He feels that there will be minimal change to the original Special Permit and the neighbors concerns are legitimate but, from his personal experience, may be unfounded.

The commissioner agreed that the 7 units should be included in the record.

Mr. Reich stated that he was in favor of this modest change to the Special Permit.

Motion:

to approve the request to revise the Special Permit for Affordable Housing by Myfield, LLC at 7 Mygatt Road to allow applicants of units 4, 8, 9, 10, 11, 12 & 13 the option of a third bedroom, with the condition that the Conservation Commission, holder of the conservation easement, approve this revision within a month,
by Mr. Werkhoven, seconded by Mr. Abella, passed by 5-0 vote.

8/12/13 Letter from Ms. Ayre, Director NWCTCOG:

Ms. Hill distributed a letter of introduction dated August 12, 2013 from Ms. Ayre the new Executive Director of the Northwestern CT council of Governments.

Enforcement

Enforcement Report:

Ms. Hill distributed the Zoning Enforcement Report dated August 26, 2013 (on file in the Land Use Office).

Privilege of the Floor

There were no comments or questions from the public.

Adjournment

Motion: to adjourn at 8:20 pm. by Mr. Solley, seconded by Mr. Abella, passed by 5-0 vote.

Mr. Fitzherbert adjourned the meeting.

SUBMITTED SUBJECT TO APPROVAL:

Shelley White, Land Use Clerk