

# January 27, 2014

**Present:** Mr. Solley, Mr. Werkhoven, Mr. Averill, Mr. Reich

**Alternates Present:** Mr. Sorce

**Absent:** Mr. Fitzherbert, Mr. Sivick, Alt., Mr. Wyant, Alt.

**Staff Present:** Ms. White, Ms. Hill

**Others Present:** Mr. Becker, Mr. Low, Mr. McDermott, Mr. Zekas  
Mr. Solley called the meeting to order at 7:31 p.m.

Seated: Solley, Reich, Averill, Werkhoven, Sorce, Alt.

## Consideration of the Minutes

The Commission considered the December 16, 2013 Regular Meeting Minutes of the Town of Washington Zoning Commission.

Motion:

to accept the Zoning Meeting Minutes of December 16, 2013 as submitted,  
by Mr. Reich, seconded by Mr. Averill, passed by 5-0 vote.

The Commission considered the January 7, 2014 Special Meeting Minutes of the Town of Washington Zoning Commission.

Seated: Mr. Solley, Mr. Reich

Motion:

to accept the Zoning Special Meeting Minutes of January 7, 2014 as submitted,  
by Mr. Solley, seconded by Mr. Reich, passed by 2-0 vote.

## New Application(s)

There were no new applications to discuss.

## Other Business

Preliminary Discussion/The Gunnery School/100 Green Hill Road/Athletic Fields:

Mr. Becker, Head of School for The Gunnery School, stated that they have come to discuss future plans to replace the athletic field at Green Hill Road with a synthetic turf field and would like feedback from the commissioners. He noted that this would be a multi use athletic field.

Mr. McDermott, V.P. of Milone & MacBroom, discussed the compilation plan for the new field. He pointed out the boundaries of the proposed field. He stated that they are aware that they would have to receive approval from the Inland Wetlands Commission. Mr. McDermott described the process of installing a synthetic turf field. He explained that the materials were highly pervious and that the surface would reduce the amount and the severity of concussions for athletes.

There was a brief discussion regarding maintenance of a synthetic turf field.

Mr. Becker and Mr. McDermott said that this type of field allows the ability for the fields to be played on earlier in the Spring due to its drainage qualities, it will reduce the amount of head injuries and it would allow The Gunnery to be more competitive with other schools.

There was a brief discussion regarding how the turf is installed.

Mr. Sorce asked if the neighbors should have any concerns.

Mr. McDermott replied that the field would not be lighted and the times the field would be in use would not change.

Ms. Hill stated that she and Mr. Ajello (Z.E.O.) discussed this project and agreed that this would be considered an improvement to an existing field and would not require a zoning permit. She confirmed that The Gunnery would have to receive approval from Inland Wetlands.

Mr. McDermott explained the runoff and vertical drainage properties of the synthetic turf field.

Mr. Reich asked if the nearby creek would be affected.

Mr. McDermott replied the creek would not be affected.

Mr. Becker stated that they would use the existing bleachers and this would be a multi-sport field.

It was noted that this type of field does not require chemicals and only a mild antibacterial cleanser would be used if an injury occurred that resulted in blood on the surface.

Mr. McDermott stated that the field would be flocculated ("fluffed up") every two years to replace the rubber particles that work their way up through the turf fabric.

The commissioners and Mr. McDermott discussed the removal of topsoil.

Ms. Hill stated that under the definition of Excavation in the Zoning Regulations (21.1.24) the removal of topsoil is allowed for a bona fide construction, landscape or agricultural operation conducted on the premises, provided that no permanent damage is done to the landscape.

There was a brief discussion regarding the cost of installing and maintaining a synthetic turf field.

Mr. Becker stated that the color of the field would be chosen to blend in as naturally as possible.

The subject of lot coverage was discussed. Mr. McDermott stated that there would not be an increase in lot coverage as the field would be the same size as the existing field.

Mr. Werkhoven suggested that a baseline with the drainage computations for this pervious surface be provided to the Zoning Commission.

Mr. McDermott discussed the porosity of a synthetic turf field and stated that they will be providing drainage computations to the Inland Wetlands Commission and would be able to provide them for the Zoning Commission.

It was suggested that The Gunnery discuss this project with the Historic District Commission and notify adjoining neighbors.

The commissioners agreed to schedule a discussion with The Gunnery and include it on the agenda for the February 24, 2014 Zoning Meeting at Bryan Memorial Hall starting at 7:30 pm. Mr. Werkhoven stated that at this next meeting the Zoning Commission is expecting a baseline report showing permeability computations of the artificial turf field.

*8:30 pm - representatives of The Gunnery leave.*

#### Revision of the Zoning Regulations/Review:

Ms. Hill distributed a copy of the Zoning Regulations (copy in the Land Use Office) with the most recent revisions to Sections 1-12 and reviewed them with the commissioners.

Ms. Hill stated that the Commission could schedule a public hearing for the next regularly scheduled meeting of the Zoning Commission because all of the notification requirements would have been met.

It was the consensus of the Zoning Commission that a public hearing would be scheduled to consider these proposed revisions on the Zoning Regulations at the regularly scheduled Zoning Commission on February 24, 2014 at 7:30 pm in the upper level meeting room at Bryan Memorial Town Hall.

#### NHCOG Continuing Land Use Education Survey:

Ms. Hill distributed the survey to the commissioners. The commissioners filled out the survey and submitted them to Ms. Hill to forward to the NHCOG.

### **Communications**

Ms. Hill informed the commissioners of a referral from the Town of Warren that there will be a public hearing on February 11 for a resident of Arrow Point who wants to build a closer than 100 feet to the shoreline of Lake Waramaug.

### **Enforcement**

#### **Enforcement Report:**

Ms. Hill distributed the Zoning Enforcement Report dated January 27, 2014 (on file in the Land Use Office).

### **Privilege of the Floor**

There was no one present from the public at this time.

### **Adjournment**

Motion: to adjourn at 9:40 pm. by Mr. Averill, seconded by Mr. Sorce, Alt.

Mr. Solley adjourned the meeting.

SUBMITTED SUBJECT TO APPROVAL:

Shelley White, Land Use Clerk