

February 24, 2014

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

Alternates Present:

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

Staff Present: Ms. White, Ms. Hill, Mr. Ajello

Others Present: Mr. Aston, Engineer, Ms. Scodari, Mr. Farman

Mr. Solley recommended that the Commission proceed to the Regular Meeting on the Agenda and return to the Public Hearing after discussing Rumsey Hall.

Mr. Solley called the meeting to order at 7:32 p.m.

Seated: Solley, Reich, Averill, Werkhoven

Consideration of the Minutes

The Commission considered the January 27, 2014 Regular Meeting Minutes of the Town of Washington Zoning Commission.

Motion:

to accept the Zoning Meeting Minutes of January 27, 2014 as submitted,
by Mr. Reich, seconded by Mr. Averill, passed by 4-0 vote.

Other Business

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

Mr. Solley reminded the commissioners that at the last Zoning Meeting they had discussed whether the athletic field improvements at The Gunnery would require a Special Permit or if it could be taken care of administratively by the ZEO.

Ms. Hill submitted the drainage calculations and noted that on page 4 it states there would be no increase in runoff.

Mr. Solley read page 4, Hydrologic Analysis. It was the consensus of the Commission that no permit is necessary for the field improvements at The Gunnery because there are no new structures proposed and a thorough engineering study has been done to show there would be no effect on drainage.

New Application(s)

Rumsey Hall School/201 Romford Road/Dorm Replacement:

Mr. Solley recused himself because he is on the Board at the Rumsey Hall School.

Mr. Farman, Headmaster, Ms. Scodari, Business Manager and Mr. Aston, Engineer were present to discuss the proposed plan to replace the "New Dorm," which was built in 1963.

The commissioners looked at the existing dorm floor plans.

Mr. Farman stated that they are proposing to replace this one dorm with two smaller dorms each with their own faculty apartment. They would be replacing 18 rooms with 18 rooms and the total number of enrolled students and faculty would not be increased.

The commissioners looked at the site plan and elevations of the proposed dorms.

Mr. Aston stated the lot coverage would not increase that the proposed plan is approximately 50 square feet less.

Mr. Reich confirmed that the representatives from Rumsey have already spoken with Ms. Hill, Land Use Administrator and Mr. Ajello, Zoning Enforcement Officer regarding this plan. Mr. Reich stated that the proposed plan looks straightforward.

Ms. Hill stated that the Zoning Commission must consider if this is a significant change that requires a Special Permit and a Public Hearing or is it less significant of a change, given that the number of students and faculty would not increase as well as the lot coverage would not increase, that Mr. Ajello could sign off administratively.

Mr. Werkhoven, Mr. Reich and Mr. Averill agreed that it is appropriate to for the ZEO to sign off on this plan.

PUBLIC HEARING

Revision of Zoning Regulations Sections 2-12:

Mr. Solley read the legal notice published in Voices on February 12 and February 19, 2014.

It was noted that a memo to the commissioners and the public from Ms. Hill, Land Use Administrator, regarding and explanation of the proposed revisions, dated February 21, 2014, revised February 24, 2014, explains the reasoning for the each revision (on file in the Land Use Office).

Mr. Solley read the letter from the Lake Waramaug Association and Lake Waramaug Authority to the Town of Washington Zoning Commission regarding Proposed Amendments to the Zoning Regulations Affecting Lake Waramaug dated February 24, 2014 (on file in the Land Use Office).

There was a lengthy discussion regarding this letter which addresses the following issues: the definition of "Float", dimensions of "Floats," materials of Floats and deletion of the requirement for street numbers on docks, etc.

The commissioners agreed that in the definition of "Float"- Section 21.1.30 the word "dock" would be eliminated and replaced with the word "structure."

The commissioners discussed the dimensions of floats. The commissioners agreed that the dimensions of a float should be changed to a maximum of 120 square feet and add a height maximum of 4 feet from the water.

For Sections 6.6.6.c and 21.1.30 referencing materials for floats, the commissioners agreed that

the word "synthetic" be inserted.

The commissioners agreed that the requirement of street numbers on docks, etc - Section 6.6.13 should not be deleted from the Zoning Regulations.

Mr. Solley read an email from Ms. Roberts, Chair of ZBA, to Ms. Hill, regarding revision of the regs dated February 24, 2014 (on file in the Land Use Office). Ms. Roberts suggested that the word "alternately" be struck from Section 12.14.2.B.

The commissioners considered Ms. Robert's suggestion. There was a lengthy discussion regarding the location of generators and dBA levels at neighboring property lines.

The four commissioners present agreed to keep the word "alternately" in Section 12.14.2B.

There were no further questions or comments.

Motion:

to close the public hearing to consider the Revision of the Zoning Regulations/Sections 2.2.1-12.14

by Mr. Averill seconded by Mr. Werkhoven, passed by 4-0 vote.

Other Business, Cont.

Revision of Zoning Regulations:

There was a brief discussion regarding the word "motor" when referring to storage of junked or wrecked vehicles on properties. It was the consensus of all present that the word motor should be used consistently in Section 12.7.2.

It was the consensus of the Commission that they would vote on the revisions to the Zoning Regulations at the regularly scheduled Zoning Meeting on March 24, 2014 at 7:30 pm at Bryan Memorial Town Hall in the Upper Level Meeting Room.

Communications

There were no communications to discuss.

Enforcement

Enforcement Report:

Mr. Ajello distributed the Zoning Enforcement Report dated February 21, 2014. (On file in the Land Use Office).

Mr. Solley stated that he, Mr. Bedini and Mr. Ajello would send the ZEO Report the Friday via email before a Zoning Meeting and attend the Zoning Meetings if there is a pressing issue with Zoning.

Privilege of the Floor

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

Adjournment

Motion: to adjourn at 9:30 pm. by Mr. Averill, seconded by Mr. Reich.

Mr. Solley adjourned the meeting.

SUBMITTED SUBJECT TO APPROVAL:

Shelley White, Land Use Clerk