

TOWN OF WASHINGTON
Bryan Memorial Town Hall
Post Office Box 383
Washington Depot, Connecticut 06794
Zoning Commission Special Meeting

MINUTES

December 14, 2023

5:00 P.M. – Hybrid Meeting

MEMBERS PRESENT: J. Hill, D. Werkhoven, J. Averill

STAFF PRESENT: S. White

SPECIAL MEETING:

The meeting was called to order at 5:00pm.

Discussion regarding 13.16 Shop and Storage Use by Contractors and Building Tradesmen:

Ms. Hill asked if everyone agrees with revising Section 13.16 at this time and then addressing revisions to 12.5.2 Accessory Structures in the near future. Everyone present agreed that 12.5.2 needed to be revised but the Zoning Commission should address Section 13.16 and the issue of shop size for owners of smaller dwellings now.

Ms. White suggested that a Section 13.16.8 be added for enforcement purposes. A special permit could be revoked if “A. upon inspection of the Zoning Enforcement Officer and Building Official prior to or following certificate of occupancy it is found that the requirements of the Special Permit have not or are not being met.” And, “B. After occupancy the owner fails to allow inspection if deemed necessary by the Commission.” The group agreed that the section should explain the enforcement procedure of having a public hearing.

The group discussed Ms. Hill’s and Ms. White’s comments and suggestions that were distributed amongst the Zoning Commissioners by email. They agreed to add “only one contractor Shop and Storage per approved building lot” in Section 13.16. There was a discussion regarding setbacks and that the shop building should be set back from the front property line at least as far as the back line of the residential building, shall be set back a minimum of the setbacks indicated in Section 11.6.1 B & C.

The group discussed the possibility of revising the regulation to state that the size of a detached shop building may exceed the total floor area of the primary dwelling but shall not exceed 2,000 square feet. Both Ms. White and Ms. Hill had this in their suggestions however, Ms. Hill did think that 2,000 square feet was quite large. Ms. White suggested that one of the requirements should be for the applicant to label the floor plan of a proposed shop so that they can show the Zoning Commission how they plan to use the space and then the Commission could consider whether the size was appropriate.

They discussed outside storage areas. Currently, the regulations allow 5,000 square feet. Ms. Hill suggested that it be reduced to 2,000 square feet but Mr. Werkhoven felt that that was too restrictive.

After a short discussion of what exists in the Town, the group agreed that a limit of 3,000 square feet for outdoor storage should be adequate.

Ms. Hill suggested dividing section 13.16.5 Maximum Total Floor Area into three categories; A. shop and storage within a primary residence, B. shop and storage in an accessory building, and C. shop and storage area solely for the shop and storage use.

Ms. Hill suggested adding to Section 13.16.1...shall be "a small scale use appropriately sized for the neighborhood in which it will be located and" subordinated to the main use... She feels that this will protect the neighborhood. She also suggested a definition of Building, Shop be added to Section 21: "21.1.15 Building, Shop. A building constructed on the same lot as a primary residence in the r-1 Farming and Residential District for the sole use of shop and storage use by contractors and building tradesmen per Section 13.16."

The revised draft will be given to the full Zoning Commission.

Adjournment:

MOTION: To adjourn the at 5:45pm, by Ms. Hill, approved unanimously.

Meeting Recording can be found here:

https://townofwashingtoncc-my.sharepoint.com/:f:/g/personal/swhite_washingtonct_org/EidjpwAPBiZCqDaHCZTGj64B9h8Rd4Xilh4tuXw7CMd4Nw?e=qb1nOa

Respectfully Submitted,

Shelley White

Shelley White
Land Use Administrator
12-18-2023