

TOWN OF WASHINGTON
Bryan Memorial Town Hall
Post Office Box 383
Washington Depot, Connecticut 06794
Zoning Commission Regular Meeting
MINUTES
January 22, 2024
7:30 P.M. – Hybrid Meeting

MEMBERS PRESENT: Chair Hill, D. Werkhoven, B. Farrell, V. Andersen, J. Averill

MEMBERS ABSENT:

ALTERNATES PRESENT: S. Smith

ALTERNATES ABSENT: L. Adams, S. Mongar

STAFF PRESENT: S. White, T. Rill, M. Haverstock

PUBLIC PRESENT: R. Solomon, M. Solomon, C. Charles, J. Brinton, R.W. Fairbairn, K. Kehoe, T. Whitman, D. Arturi, R. Rebillard, M. Rebillard, D. Hopkins, A. Carron, C. Carron, P. Szymanski, A. Jamieson (Press: Voices).

PUBLIC HEARING(S):

Continued: Proposed Revisions to the Washington Zoning Regulations – Section 13.12 – Multifamily Housing:

The Public Hearing began at 7:30pm. Chair Hill seated herself, Mr. Werkhoven, Mr. Farrell, Mrs. Andersen and Mrs. Averill.

Chair Hill invited the public to speak.

Mr. Solomon of Bell Hill Road stated that the issue of short-term rentals should be addressed in the proposed language. He explained that short term rentals are against the principle of the goal at large. He also agreed with Mr. Hileman's comments from the January 8, 2024, meeting stating that the focus should be on multifamily housing in the Village Centers. He also encouraged the Commission to reconsider the number of units proposed to be allowable in residential areas.

The Commission discussed how prohibiting short-term rentals could be enforced. Chair Hill suggested that in other states and towns, Homeowner Associations have prohibited and/or limited the number of units allowable for short-term rentals.

Mr. Farrell questioned if in-law apartments could be made into multi-family units. Chair Hill stated that they could apply to do so.

Mrs. Andersen questioned if housing provided by the private schools in Washington could be counted towards the percentage of affordable units needed in each town. Mr. Fairbairn stated that he had discussed housing

with The Frederick Gunn School last year, and that there is a need for more affordable units in town. After some discussion, it was determined that housing on such campuses was offered to staff only, not the public.

Ms. Kehoe of the Village at Bee Brook Crossing discussed that Associations by-laws which only allow a certain number of rentals.

Mr. Carron of Gunn Hill Road discussed his comments submitted to the Commission, including what he felt were inconsistencies in the proposed language vs. current regulations.

Mr. Fairbairn pointed out that if a developer were to apply through PA 8-30-G, multifamily could be anywhere with no restrictions.

Mr. Charles clarified the previous private school housing discussion stating that those units would be considered "little a" housing, not "big A" housing.

Ms. White, Land Use Administrator, reminded the Commission that due to Washington's soil-based Zoning regulations, the size of the potential housing could be affected by this.

The Commission and members of the public discussed areas throughout town that had been considered for housing over the years.

With no further comments, Chair Hill called for a Motion to close the Public Hearing.

MOTION: To close the Public Hearing for the Proposed Revisions to the Washington Zoning Regulations – Section 13.12 – Multifamily Housing at 8:09pm by Mr. Werkhoven, seconded by Mrs. Andersen, approved 5-0 vote.

REGULAR MEETING:

The Regular meeting was called to order at 8:10pm.

Chair Hill seated herself, Mr. Werkhoven, Mr. Farrell, Mrs. Andersen and Mrs. Averill.

CONSIDERATION OF THE MINUTES:

December 18, 2023, Regular Meeting Minutes:

The Commission agreed to vote on the December 18, 2023, Meeting Minutes during the February 26, 2024, Zoning Commission meeting so that they could review Mrs. Hill's corrections.

January 8, 2024, Special Meeting Minutes:

Mrs. Hill made the following corrections:

Page 1: paragraph re: the "overview:" Delete: "fair" – correct to: "multifamily" housing.

Page 2: At top: Add to first sentence: "...and voiced her support of the proposed regulations".

Page 2: Middle: After Atlas and Martin expressed their concerns, "Mrs. Hill explained that standards for both design and landscaping were included to ensure the protection of the surrounding neighborhood".

MOTION: To approve the January 8, 2024, Washington Zoning Commission Special Meeting Minutes as amended, by Mr. Werkhoven, seconded by Mrs. Andersen, approved unanimously.

PENDING APPLICATIONS:

No Pending Applications.

The Commission voted to close the Public Hearing regarding Multifamily Housing; however, deliberation would not begin at this time. It will be listed under “Administrative Business”.

NEW APPLICATIONS:

Request of Bramson – 270 Nettleton Hollow Rd., for a Special Permit – Section 13.11.3 – Accessory Apartment, Detached:

Ms. White, Land Use Administrator, supplied the Commission with an Administrative Report outlining that the application was complete, but asked for Mr. Szymanski to supply the square footage of the proposed, as it was not on the plans. The structure is marked on the plans as “pool house”.

Mr. Szymanski of Arthur H. Howland & Associates, representing the property owner, confirmed that the structure is labeled as pool house and is located closest to John Dorr Nature Lab. Health approval has been granted.

MOTION: To schedule a Public Hearing for Bramson, 270 Nettleton Hollow Road, for a Special Permit – Section 13.11.3 – Accessory Apartment, Detached, for the February 26, 2024, Washington Zoning Commission Meeting at 7:30pm in the Main Meeting Room of Bryan Memorial Town Hall as well as via Zoom Video Conference, by Mrs. Averill, seconded by Mr. Farrell, approved unanimously.

OTHER BUSINESS:

Enforcement:

Ms. Haverstock summarized permits and Certificates of Zoning Compliance issued for December and January.

Commission members questioned if there has been any progress with The White Horse and 101 Wykeham. Ms. Haverstock stated that there has been progress with the White Horse, but did not have an update for 101 Wykeham.

Invoices and Communications:

Ms. White informed the Commission that there is currently \$1,000.00 in the legal budget and that she was able to use a portion of the consulting budget to use towards the legal fees. She added that the legal budget is also for the Land Use Office, not only the Commission, and there are six months left in this fiscal year.

Administrative Business:

The Commission agreed to Schedule a Special Meeting to discuss revisions to Section 13.12- Multifamily Housing. The meeting will take place on Monday, February 5, 2024, at 5:30pm in the Main Meeting Room of Bryan Memorial Town Hall.

Privilege of the Floor:

None

Adjournment:

MOTION: To adjourn the January 22, 2024, Washington Zoning Commission Regular Meeting at 8:40pm, by Mrs. Andersen, seconded by Mrs. Averill, approved unanimously.

Meeting Recording can be found here:

https://townofwashingtongcc-my.sharepoint.com/:u:/g/personal/trill_washingtonct_org/EQKEWYGxeD5HmBEsAFSnE7MBvYTENigTAcOP92ZFUbKw?e=ya4zgj

Respectfully Submitted,

Tammy Rill

Land Use Clerk

January 24, 2024