

TOWN OF WASHINGTON  
Bryan Memorial Town Hall  
Post Office Box 383  
Washington Depot, Connecticut 06794  
Zoning Commission Regular Meeting  
**MINUTES**  
September 23, 2019

7:30 P.M. – Main Level Meeting Room

**MEMBERS PRESENT:** Chairman Solley, Mr. Werkhoven, Mr. Reich, Mr. Averill

**MEMBERS ABSENT:** Mr. Armstrong

**ALTERNATES PRESENT:** Ms. Radosevich, Ms. Rebillard

**STAFF PRESENT:** Ms. White, Mr. Tsacoyannis, Ms. Rill

**PUBLIC PRESENT:** Mr. Gugel, Mr. Tendler, Ms. Tendler, Ms. Cash, Mr. Hileman, Ms. Hill, Ms. Guillemette, Mr. Stoughton, Ms. Gorra, Ms. Solomon, Mr. Farrell, Mr. Doherty, Mr. Cope, Other Members of the Public

Chairman Solley called the meeting to order at 7:30pm.

**PUBLIC HEARINGS (8 sec.):**

**Request of Tendler, 66 Old North Road, for a Special Permit from Section(s): 13.11.3 – Accessory Apartment, detached – conversion of an existing garage into an apartment, add a one-car garage.**

Seated for this Public Hearing is Chairman Solley, Mr. Reich, Mr. Werkhoven, Mr. Averill and Ms. Rebillard.

Chairman Solley read Ms. White's "Land Use Completion Report", dated July 24, 2019, to the Commission, stating that the Tendler's were proposing to convert an existing two-car garage into a 576 square foot accessory apartment, detached, as well as tear down a current shed and build a one-car garage with storage.

Mr. Averill questioned whether or not the applicant planned on having two parking spaces, as the site plan suggested. Mr. Tendler clarified that the proposed garage would be for one car only.

Chairman Solley asked for clarification as to why the applicant had needed a Variance from the Zoning Board of Appeals. Mr. Tendler explained that because of the shape of the property, the setback is 50 feet instead of 25 feet, so a Variance was granted for 26.9 feet by the Zoning Board of Appeals.

Mr. Werkhoven inquired if buffering from the neighbors in anyway could or would become an issue. Mr. Tendler assured the Commission that the area was a decently wooded area, so it should not be a problem.

Chairman Solley asked for public comment on the application, and there was none.

**MOTION: To close the Public Hearing regarding Tendler, 66 Old North Road, for a Special Permit from Section(s): 13.11.3 – Accessory Apartment, detached – conversion of an existing garage into an apartment, add one car garage, by Mr. Averill, seconded by Mr. Reich, passed 5-0 vote.**

**Request of Washington Geriatrics, LLC, 1 Kirby Road, Unit 7, for a Modification of a Special Permit – Section(s): 17.7 – Non-Conforming Use, and 17.10 – Enlargement or Extension of a Non-Conforming Use.**

Seated for this Public Hearing is Chairman Solley, Mr. Reich, Mr. Averill, Mr. Werkhoven and Ms. Radosevich.

Chairman Solley read Ms. White's "Land Use Completion Report", dated August 5, 2019 to the Commission, explaining that this was a Modification of an existing Special Permit granted in January of 2019, allowing Ms. Guillemette, the owner of Washington Geriatrics Consulting, LLC and lessee of 1 Kirby Road, Unit 7, to sublet the offices on the premises to other Health Care oriented businesses.

Ms. Guillemette explained that due to new legislation in the State of Connecticut, that subletting the other office spaces to other health care businesses was the most fiscally responsible way for her to run her business. Chairman Solley asked what the main difference was between her original Special Permit application and the current application. Ms. Guillemette stated that she would no longer have any employees, that the building would be used as a field office, where the maximum would be five people in the office at most. She stated that there may be occasional extra vehicles if she holds a caregiver support group, however she does check-in with the First Congregational Church to make sure there are no scheduling conflicts that would create a parking issue.

Chairman Solley asked the public for comment on the application, and there was none.

**MOTION: To close the Public Hearing regarding Washington Geriatrics Consulting, LLC, 1 Kirby Road, Unit 7, for a Modification of an Existing Special Permit – Section(s) 17.7 – Non-Conforming Use, and 17.10 – Enlargement or Extension of a Non-Conforming Use, by Mr. Reich, seconded by Mr. Averill, passed 5-0 vote.**

**REGULAR MEETING (30:01):**

Chairman Solley called the Regular Meeting to order at 8:01pm.

He then seated himself, Mr. Reich, Mr. Averill, Mr. Werkhoven and Ms. Rebillard.

**CONSIDERATION OF THE MINUTES (30:46):**

**MOTION: To approve the August 26, 2019 Zoning Commission Meeting Minutes as presented, by Mr. Werkhoven, seconded by Mr. Reich, passed 5-0 vote.**

**PENDING APPLICATIONS (32:07):**

**Request of Tendler, 66 Old North Road, for a Special Permit from Section(s): 13.11.3 – Accessory Apartment, detached – conversion of an existing garage into an apartment, add a one-car garage.**

Chairman Solley seated himself, Mr. Reich, Mr. Averill, Mr. Werkhoven and Ms. Rebillard.

Chairman Solley stated for the record that the application stated “add a one-car garage” and was placed on the Agenda, however, the addition of the garage would fall into the Zoning Board of Appeals jurisdiction, and was not meant for the Zoning Commission’s Agenda. Ms. Rill noted the mistake.

The Commission had no concerns with the application or proposed plans.

**MOTION: To approve the request of Tendler, 66 Old North Road, for a Special Permit from Section(s): 13.11.3 – Accessory Apartment, detached – conversion of an existing garage into an apartment, add a one-car garage, as presented in the Site Plan titled, “Tendler Residence Renovation”, prepared by; Bennett Sullivan Associates, Inc., and dated March, 2019, by Mr. Averill, seconded by Mr. Werkhoven, passed 5-0 vote.**

**Washington Geriatrics Consulting, LLC, 1 Kirby Road, Unit 7, for a Modification of an Existing Special Permit – Section(s): 17.7 – Non-Conforming Use, and 17.10 – Enlargement of a Non-Conforming Use.**

Chairman Solley seated himself, Mr. Reich, Mr. Averill, Mr. Werkhoven, and Ms. Radosevich.

Zoning Enforcement Officer, Mr. Tsacoyannis, questioned whether or not Ms. Guillemette would need to come back to Zoning every time she leased an office space. Chairman Solley stated that as long as the space is rented to a person or business that is in the health care field, she would not need to.

**MOTION: To approve the request of Washington Geriatrics, LLC, 1 Kirby Road, Unit 7, for a Modification of a Special Permit – Section(s): 17.7 – Non-Conforming Use, and 17.10 – Enlargement or Extension of a Non-Conforming Use – to sublet supplementary home health field offices in five units on the premises of 1 Kirby Road, with the condition that the tenant’s business is in the Home Healthcare field, by Ms. Radosevich, seconded by Mr. Averill, passed 5-0 vote.**

**NEW APPLICATIONS (37:29):**

**Romac, LLC, 65 River Road, for a Special Permit – Sections(s): 17.9 – Replacement of a Non-Conforming Structure – to demolish and rebuild a house on an existing footprint.**

Mr. Gugel, representing Romac, LLC, briefly explained the history of the property and their plans to demolish the current cottage and rebuild a new home on the exact footprint. The property owner's daughter, Ms. Cash, explained that their current home in the Bahamas was destroyed in the recent hurricane, and that herself, husband and three children had moved here and were currently living with her parents, and emphasized the urgency of beginning construction as soon as possible.

**MOTION: To Schedule a Public Hearing for the request of ROMAC, LLC, 65 River Road, for a Special Permit – Section(s): 17.9 – Replacement of a Non-Conforming Structure – to demolish and rebuild a house on an existing footprint, on October 28, 2019, at 7:30pm in the Main Level Meeting Room of Bryan Memorial Town Hall, Washington Depot, Connecticut, by Mr. Werkhoven, seconded by Mr. Reich, passed 5-0 vote.**

**OTHER BUSINESS (43:46):**

Chairman Solley reminded the Commission that a Public Hearing has been scheduled for October 28, 2019 at 7:30pm in the Main Level Meeting Room at Bryan Memorial Town Hall to discuss Regulation Section 12.8 – Temporary Uses.

**ENFORCEMENT (46:59):**

Mr. Tsacoyannis, Zoning Enforcement Officer, supplied the Commission with his report on active sites that inspects regularly. He stated that he has had no major issues come up within the last month, and that all projects were running smoothly.

**COMMUNICATIONS (49:20):**

There were no communications at this evenings meeting.

**PRIVILEGE OF THE FLOOR (51:09):**

There were no Public Comments at this evenings meeting.

Chairman Solley stated that 2019 would mark 80 years of Zoning in the Town of Washington, and would like to commemorate this occasion at the October meeting.

**MOTION: To adjourn the September 23, 2019 Washington Zoning Commission Meeting at 8:20pm, by Mr. Werkhoven, seconded by Mr. Reich, passed 5-0 vote.**

**Respectfully Submitted,**

**Tammy Rill  
Land Use Clerk  
September 24, 2019**