

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

MINUTES

October 13, 2020

7:30 P.M. – Meeting Via Zoom Conference –
With Commissioners Meeting In-person.

MEMBERS PRESENT: Chairman Solley, Mr. Reich, Ms. Hill, Ms. Radosevich, Mr. Werkhoven

ALTERNATES PRESENT: Ms. Smith

STAFF PRESENT: Ms. White, Ms. Rill

PUBLIC PRESENT: Ms. Solomon, Mr. Barnet, Mr. Charles, Ms. Gorra, Ms. Van Tartwijk, Ms. Rickart, Mr. Hagenbuch, Mr. Lloyd, Ms. Lloyd, Mr. Ingrassia, Other Members of the Public

Chairman Solley called the Special Meeting to order at 7:35pm.

He then seated himself, Mr. Reich, Ms. Hill, Ms. Radosevich, and Ms. Smith.

Mr. Werkhoven arrived at 7:50pm and was seated, replacing Ms. Smith.

Discussion regarding Washington Zoning Regulations Section 12.8 – Temporary Uses:

Chairman Solley read aloud the latest draft of Section 12.8 – Temporary Uses.

Chairman Solley then read Planning Commission Chair Wayne Hileman's letter of response dated April 1, 2020.

Chairman Solley then read aloud a letter written by Janet Hill in response to Mr. Hileman's letter, with a revision date of August 27, 2020.

Chairman Solley pointed out that in the proposed Section 12.8.3.D – Temporary Events Within the B1, B2, B3 and B4 Districts, the word "temporary" is not defined in the Regulations.

The Commission discussed putting a cap on the amount of days a temporary event in one of the Business Districts can be held. They also discussed the language of the Section, suggesting that it should state, "a single-day event by commercial entities in the B1, B2, B3 and B4 districts".

Ms. Smith stated that, as an event planner, she understands the difficulty and complication of moving events from one location to the next, as suggested in Ms. Hill's letter.

Ms. Radosevich stated that the Zoning Commission had a responsibility to protect the rural integrity of the residential districts in town.

Chairman Solley stated that there was a typo in Section 12.8.4, and should be corrected to say the following:

"ALL SUCH USES/EVENTS SHALL REQUIRE A ZONING PERMIT AND BE LIMITED TO THE HOURS OF 8:00 A.M. – 10:00 P.M."

Ms. Hill stated that she would like to add in Section 12.8.3.B – "Annual Events that have been held at the same location for a period of five years or more", were never required to obtain a Zoning Permit. She suggested editing the language to say, "Annual Events that have previously not been issued a Zoning Permit, and have been held at the same event location for a period of five years or more before {Insert Date of Amendment}.

Chairman Solley asked Ms. White if she felt the corrections made tonight could be ready for the Commissioners to review by the October 26, 2020 Zoning Commission meeting. She stated that they could be. Chairman Solley stated that they would need two months for the process, so that they could receive another referral from the Planning Commission as well as the Northwest Council of Governments.

Mr. Werkhoven stated that he agreed with most of Ms. Hill's submitted comments stated in her letter, and felt as though the Planning Commissions focus was aimed more at the Economic Development side of the Plan of Conservation and Development and not on the Conservation side.

The Commissioners discussed the possibility of changing "seven consecutive days" as currently stated in the Regulations, to allowing two weekends with three consecutive day events. They reasoned that this could be troublesome for neighbors in residential districts and decided against it.

Discussion Regarding Washington Zoning Regulations Section 3.2 – Zoning District Boundaries and Extending the Waiver to Washington Depot and Woodville:

The Commission decided that they will discuss this topic at a future meeting, as it was getting late.

The Commissioners agreed that they will meet again in-person for the regular meeting on October 26, 2020. Members of the Public will still attend via Zoom.

MOTION: To adjourn the October 13, 2020 Washington Zoning Commission Special Meeting at 8:50pm, by Chairman Solley, seconded by Mr. Reich, passed 5-0 vote.

Respectfully Submitted,

Tammy Rill
Land Use Clerk
October 16, 2020

*All documents on file in the Land Use Office

**Minutes subject to approval

***A recording of this meeting is available upon request