

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

MINUTES

August 2, 2021

7:30 P.M. – Meeting Via Zoom

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

ALTERNATES PRESENT: Ms. Smith, Ms. Andersen

ALTERNATES ABSENT: Mr. Sivick

STAFF PRESENT: Ms. White, Ms. Rill

PUBLIC PRESENT: Mr. Talbot

The meeting was called to Order at 7:32pm.

Chairman Solley, Ms. Hill, Mr. Reich, Mr. Werkhoven and Ms. Radosevich were seated for the Special Meeting.

Chairman Solley stated that while the proposed language of the Regulation changes that were undergoing review, Ms. Hill found a few inconsistencies that needed to be addressed.

Ms. Hill stated that when Attorney Zizka made the attempt to bring all four Business Districts in sync, he used the current language of Section 7 – which is the New Preston Business District. With that, Ms. Hill discovered a few inconsistencies in the language. On page 23 and 24 of our current Regulations – Section 7.7 – Additional criteria for Special Permits and Business Uses permitted by right in the Business Districts states that “no building or paved area may exist within 50 feet of an adjoining property line of an adjoining residential or residentially used property or farm unless modified by the Zoning Commission.” However, on page 24, Section 7.9.9 – Conditions for a Special Permit in the B-1 District, it states that, “paved areas set back at least twenty-five (25) feet from any property line adjoin a use that is not of a business or commercial nature.” Ms. Hill proposed that in Attorney Zizka’s revisions of the Regulations, Sections 7.9.9, 8.9.9, 9.6.9, and 10.9.9 should all be changed to fifty (50) feet, so that all Sections are consistent. The Commission agreed to make this change.

Ms. Hill added that on page one (1) of Attorney Zizka’s edits, under Section 7.6 he added, “The Commission may not approve any reduction in the Setbacks required by Section 7.7”, however, Section 7.7 states, “requires 50 feet”. Ms. Hill suggested changing all Sections; 7.9.9, 8.9.9, 9.6.9 and 10.9.9 - to 50 feet, the language will be in sync.

The Commission questioned if Ms. White would be retyping the language with edits and corrections made for their viewing. Ms. White confirmed.

Mr. Talbot pointed out that on page 3 of Attorney Zizka's edits, Section 9.5 and 10.5 states, "approve a reduction of up to 50% in the Minimum Setback". It should state, "approve an increase of up to 50% in the Maximum Lot Coverage if the conditions set forth are met".

The Commission agreed to make this correction as well. They would also like for Ms. Hill to review the proposed language once again as well as send the revisions once again to Attorney Zizka for his review.

The Commission, after some discussion, agreed to set the Public Hearing for its September 27, 2021 meeting.

MOTION: To schedule the Public Hearing for the Revisions of the Zoning Regulations - Sections: 3.2, 7.5, 7.6, 7.8.1, 7.9, 8.5, 8.6, 8.8, 8.8.1, 8.9, 8.9.1-9, 9.5, 9.5.1-4, 9.6, 9.6.1-4, 9.8, 9.8.1-3, 9.9, 10.5, 10.5.1-4, 10.6, 10.6.1-4, 10.8, 10.8.1, 10.9, 10.9.1-9 for Monday, September 27, 2021 at 7:30pm at Bryan Memorial Town Hall, Washington Depot, Connecticut, as well as by Zoom Conference. Motion made by Chairman Solley, seconded by Ms. Radosevich, passed unanimously.

MOTION: To adjourn the August 2, 2021 Washington Zoning Commission Special Meeting at 8:11pm, by Chairman Solley, seconded by Mr. Werkhoven, passed unanimously.

To listen to the audio file of this meeting, please click here:

https://townofwashingtoncc-my.sharepoint.com/:u:/g/personal/trill_washingtonct_org/Ed2LkY5uXCJDipJK-P5XYZsBnMUw6anSV21Hp5GjbSu7OQ?e=5SiC8b

Respectfully Submitted,

Tammy Rill

Land Use Clerk

August 3, 2021

*Minutes subject to approval