

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

MINUTES

May 18, 2020

7:30 P.M. – Meeting Via Zoom Conference

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

ALTERNATES PRESENT: Mr. Bent, Ms. Smith

ALTERNATES ABSENT: Mr. Sivick

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

PUBLIC PRESENT: Mr. Bedini, Mr. Sherr, Ms. Solomon, Mr. Barnet, Mr. Fredlund, Ms. Branson, Mr. Hileman

The meeting was called to order at 7:35pm. Chairman Solley seated himself, Ms. Hill, Mr. Reich, Mr. Werkhoven and Ms. Radosevich.

PUBLIC HEARING (02 min. 49sec.):

**Request of Washington Club, Inc., 10 Golf Course Road, for a Special Permit from Section(s):
4.4.17 – Accessory structures used to operate or maintain a pre-existing golf course – for a
maintenance storage barn.**

Mr. Fredlund, representing The Washington Club, Inc., explained that the shed was a 14' x 40' structure that is delivered via trailer, would be placed on 8 inches of stone that would be leveled. Chairman Solley asked whether the shed would be anchored to the ground or not. Mr. Fredlund explained that the shed was a significant structure weight wise, and would not need to be anchored down. Mr. Fredlund explained that they had outgrown their current maintenance shed, and needed more space to house their equipment. Chairman Solley questioned if the Building Department was okay with the structure not being anchored to the ground. Mr. Fredlund stated that he had spoken to Washington's Building Inspector, Mr. Jenks, and that the shed would meet all of the State of Connecticut's building codes. Mr. Fredlund added that there would be no plumbing or electricity running to the shed, that it would be strictly for storage.

Ms. Hill questioned whether or not the application had been signed by the property owner or not. Ms. White stated that it had been signed by Mr. Michael Allen, who is the Golf Chairman for The Washington Club, Inc. Ms. Hill then questioned the total height of the shed. Ms. White stated that

the spec sheet for the building listed it as being 10 feet high. Ms. Hill then asked whether or not the shed conformed with the regulations regarding maximum floor area and volume. Ms. White stated that it does.

Ms. White offered to read her Completion Report to the Commissioners. She stated that Mr. Fredlund had submitted everything required to make the application complete. The application had met the standards set in the Zoning Regulations required for Section 4.4.17, therefore making it consistent with the objectives stated in the Washington Plan of Conservation and Development, and that the location of the proposed shed could be accessed by emergency vehicles if need be.

Chairman Solley asked if there was anyone from the public in attendance that would like to comment on the application. There was no public comment.

MOTION: To close the Public Hearing for the Request of Washington Club, Inc., 10 Golf Course Road, for a Special Permit from Section(s): 4.4.17 – Accessory structures used to operate or maintain a pre-existing golf course – for a maintenance storage barn, by Mr. Reich, seconded by Mr. Werkhoven, passed 5-0 vote.

CONSIDERATION OF THE MINUTES (16 min. 01sec.):

MOTION: To accept the February 24, 2020 Meeting Minutes as submitted, by Mr. Werkhoven, seconded by Mr. Reich, passed 5-0 vote.

PENDING APPLICATIONS (16min. 30sec.):

Request of Washington Club, Inc., 10 Golf Course Road, for a Special Permit from Section(s): 4.4.17 – Accessory structures used to operate or maintain a pre-existing golf course – for a maintenance storage barn.

Chairman Solley requested that each Commissioner stated their thoughts on this Application.

Ms. Radosevich stated that she felt the application was fine and met all of the requirements needed.

Ms. Hill agreed that the application looked complete and was fine with her.

Mr. Reich stated that he also agreed, and had no questions.

Mr. Werkhoven agreed with the other Commissioners and felt the application was fine.

Chairman Solley stated that all of his questions were answered and that the storage needs of the Washington Club would be met.

MOTION: To pass the Request of Washington Club, Inc., 10 Golf Course Road, for a Special Permit from Section(s): 4.4.17 – Accessory structures used to operate or maintain a pre-existing golf course – for a maintenance storage barn, as presented on the drawing titled, “Soil Sketch Map” by Michael D. Temple, dated March 2020, as well as a survey titled, “Zoning Location Survey”, by T.

Michael Alex, dated May 2020 – for the following reasons; 1.) the Commissioners agreed that the Application was complete and 2.) that storage needs would be met. By Chairman Solley, seconded by Ms. Hill, passed 5-0 vote.

NEW APPLICATIONS (19min 37 sec):

There were no New Applications for this evenings meeting.

OTHER BUSINESS (19min. 45sec.)

Continued Consideration Re: 12.8 – Temporary Uses – Revisions –

Chairman Solley asked the Commissioners for their opinion regarding holding the Public Hearing for 12.8 – Temporary Uses in person or via a Zoom virtual meeting. The Commissioners agreed that in person would be best. Mr. Werkhoven questioned if there was a way to simplify the process and not have a public hearing. Ms. White stated that there needed to be a public hearing because there were changes made to the language. Ms. Hill stated that she recalls the Commissioners wanting to review the language one more time before the public hearing, and believed they had not closed the original public hearing. The Commissioners could not recall if they had received the updated version or not, so Ms. Hill requested that Ms. White send them out once again.

Chairman Solley requested that Ms. White contact Attorney Zizka for clarification regarding what is legally required by the Commission as far as holding the Public Hearing.

Ms. Smith questioned whether or not the Commission could discuss the referral letter from Mr. Hileman, Chairman of the Washington Planning Commission, at this evenings meeting. Chairman Solley explained it could not be discussed until the public hearing.

ENFORCEMENT (28min 52sec.):

Mr. Tsacoyannis, Zoning Enforcement Officer, had presented the Commissioners with his Enforcement Report prior to the meeting. He asked the Commissioners if there were any questions.

Mr. Werkhoven inquired about a hedge at 127 West Shore Road that was listed in the report. Mr. Tsacoyannis explained that the hedge needed to be trimmed down to two feet according to the Regulations, and that he had noticed a few more properties that needed to do the same. Mr. Tsacoyannis stated that he will be in contact with those property owners in the near future.

While discussing the vicinity of Lake Waramaug, the Commission questioned a tube/plastic pipe that extends from a residence to the Lake. Mr. Tsacoyannis explained that the pipe feeds into a hot tub on the property owner's porch, and that the State of Connecticut had requested that this be removed, but had not seen any further action taken since then. Mr. Tsacoyannis assured the Commission he would follow up with the State.

Mr. Reich asked if the only way to resolve the hedge issue would be to cut them down to two feet, even if it left looking bare and unsightly. Mr. Tsacoyannis stated that, yes, this is what is required,

explaining that in time, the hedges would leaf out and grow fuller, but they are still required to be trimmed to two feet.

Ms. Radosevich inquired about the property owned by Everything Botanical on Route 109, stating that there appeared to be a barn and greenhouses on the property. Ms. Radosevich wondered if there had been permits issued for these structures. Mr. Tsacoyannis stated that, off-hand, he could not recall the property without seeing the file. Mr. Werkhoven stated that there is a lot of traffic on Route 109, and that in previous years the property owners had a greenhouse, but were not selling items on the property. Mr. Werkhoven is concerned with vehicles coming in and out of the driveway, and that it could be dangerous. Ms. Radosevich agreed with Mr. Werkhoven, and then questioned whether or not everything sold from the property had to be raised/grown on the property. Chairman Solley explained that there is a percentage of goods that need to be grown on the property. Chairman Solley stated that he would like Mr. Tsacoyannis to speak with the owners at Everything Botanical regarding what is grown on the property.

Ms. Hill stated that she recalled that former Zoning Officer, Michael Aijello, had approved some permits before he had retired, but could not remember exactly what they were for. Ms. White stated that from what she could recall, the sign had been to the Zoning Board of Appeals and had been approved. Ms. Rill confirmed.

The Commission requested that Mr. Tsacoyannis look into this prior to the June Zoning Meeting.

COMMUNICATIONS (42min. 14sec.):

There were no Communications for this evenings meeting.

PRIVILEGE OF THE FLOOR (42min. 18sec.):

There were no comments from the public this evening.

ADMINISTRATIVE BUSINESS (42min 35sec.):

There was no Administrative Business for this evenings meeting.

ADJOURNMENT (44min. 51sec.):

MOTION: To adjourn the May 18, 2020 Washington Zoning Commission Meeting at 8:17pm, by Chairman Solley, seconded by Ms. Radosevich, passed 5-0 vote.

Respectfully Submitted,

**Tammy Rill
Land Use Clerk
May 20, 2020**

