

Town of Washington Zoning Commission

Special Permit Application

A Special Permit is required for specific uses as listed in the Zoning Regulations for each Zoning district.

Address of Proposed Use: 34 Potash Hill road Washbn CT

Name and Mailing Address of Property Owner: 222 central park south
34 & 36 Potash LLC graham Albut new york ny 10019

Name and contact information for authorized agent (if applicable – attach letter of authorization):
Eliot Johnson west mountain Builders. 860 671 0770
30 west mountain ROAD Washbn CT 06793

Application is for (Check One):

New Special Permit - Fee: \$150

Proposed Use: Accessory Apartment in Attached garage

Zoning Regulation Section: 13.11.2

Zoning District: R-1 Historic District: yes no

- Attach a written statement with a Description of the Proposed Use. For new buildings include information such as the height and dimensions, for new businesses: type of business, hours of operation, number of employees, square footage of business area, etc. Also attach description of how the proposed use complies with each of the requirements of the specific special permit section listed above.
- Attach site plan or survey map showing location of proposed or existing building, location of septic system, distance from each boundary line and from the septic system to the proposed structure, parking spaces, etc.
- Attach a floor plan.

Modification of an existing Special Permit – Fee \$50

Approved Use: _____

Zoning Regulation Section: _____

Date of Approval: _____

Attach a written description of the proposed revision and why it is needed.

_____ Attach a site plan or survey map showing the location of the proposed revision with distances to property lines, well and septic system

_____ Attach a revised floor plan, if applicable

Also required for **ALL** applications:

 x Health Department Approval: On file in Health Department Date: 12-21-2020
Signature of Health Department Agent

 ✓ Application fee as listed above plus \$60 State Tax – Check payable to Town of Washington

 ✓ Letter of Authorization signed by the property owner if he will be represented by an agent

 ✓ Signed Mandatory Land Use Pre-Application Form re: Conservation Easements

 X Proof of Inland Wetlands Commission approval, if applicable

 X Proof of Zoning Board of Appeals approval and filing on the Land Records, if applicable

 X Proof of Historic District Certificate of Appropriateness, if applicable

 X Driveway sing-off from the First Selectman, if applicable

Site plans and sketch plans shall meet the standards listed in Section 14 of the Zoning Regulations

Additional documentation may be required depending on proposed use.

This application must be submitted to the Land Use Office.

The Undersigned hereby certifies that the information provided in this application, including its supporting documentation, is accurate and true.

Signature of Property Owner: [Signature] agent Eliot Johnson Date: 12-17-2020
Telephone Number: 860 671 0770 Email Address: eliot@westmountainbuilders.com

FOR OFFICE USE:

Received by: S. White Date: 12-21-2020

Amount Paid: 150 Check # 17683 Date: 12-19-2020 Written by: W. Mountain Bids

Scanned ✓ Building _____ Index _____

SW.
1-5-21

TOWN OF WASHINGTON

MANDATORY LAND USE PRE-APPLICATION FORM

This form is *required* for all health, wetlands, zoning, planning, and building applications *except* for interior or exterior work on *existing* buildings, which *in no way* expands or alters the footprint.

No planning, zoning, inland wetlands and watercourses, or historic district commission; health department; building; or zoning board of appeals application for a permit may be filed until the holder(s) of any conservation restriction or preservation restriction on the subject property has been notified. Please see the State legislation in its entirety, reprinted for your convenience on the reverse of this form, Public Act 05-124, Effective October 1, 2005.

Provide the legal name of the property owner(s) and the street address of the property for which one of the above applications will be submitted, then complete either section A or B below.

Property Owner(s) of Record 34 + ⁴/₈₆ potash LLC

Subject Property Address 34 potash Hill road washington CT

A. I hereby certify that *there are no* conservation easements or restriction, nor any preservation restrictions on the above-referenced property.

Signature of Property Owner [Signature] Agent Date 12.19.2020

Signature of Property Owner _____ Date _____

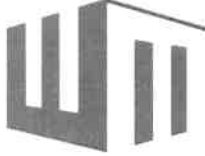
B. *There are* conservation easements or restriction, or preservation restrictions on the above-referenced property.

The name of the easement or restriction holder is _____

The phone number of the easement or restriction holder is _____

You must obtain and attach one of the following:

- (1) proof that the easement or restriction holder was notified not less than 60 days in advance of the application by certified mail, return receipt requested, of the property owner's intent to apply for a planning, zoning, inland wetlands and watercourses, or historic district commission; health department; building; or zoning board of appeals permit, *or*
- (2) a letter from the easement or restriction holder verifying that the application is in compliance with the terms of the easement or restriction.



WEST MOUNTAIN BUILDERS

30 WEST MOUNTAIN ROAD / WASHINGTON, CT

WWW.WESTMOUNTAINBUILDERS.COM / 860.868.7528

December 19th, 2020

The town of Washington and whom it may concern,

We propose to create an accessory single bedroom/studio apartment in the existing attached two and a half car garage at 34 Potash Hill road in Washington Connecticut. The existing structure is approximately fifty years old and will require **no** changes to the exterior of the building or footprint. The existing garage bays will remain "as is" with the exception of fireproofing per code for living space above. The existing "shop" area will be renovated into a small kitchenette, the existing ½ bath will be renovated into a full bath. The existing staircase to the second floor will remain and existing second floor will be finished into a single large room. The apartment is intended to offer living space for visiting family.

Eliot Johnson
West Mountain Builders Inc.
Washington, Connecticut



WEST MOUNTAIN BUILDERS

30 WEST MOUNTAIN ROAD / WASHINGTON, CT
WWW.WESTMOUNTAINBUILDERS.COM / 860.868.7528

December 19th, 2020

The town of Washington and whom it may concern,

We authorize Eliot Johnson of West Mountain Builders Inc. to act as our **agent** for the sole purpose of permitting and representing our interests to the town boards and commissions of Washington Connecticut. Authorization of Eliot Johnson is relative only to the properties of 34 and 46 Potash Hill road in Washington Connecticut.

Graham Albert
34 & 46 Potash Hill Road LLC



WEST MOUNTAIN BUILDERS
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WWW.WESTMOUNTAINBUILDERS.COM / 860.868.7528

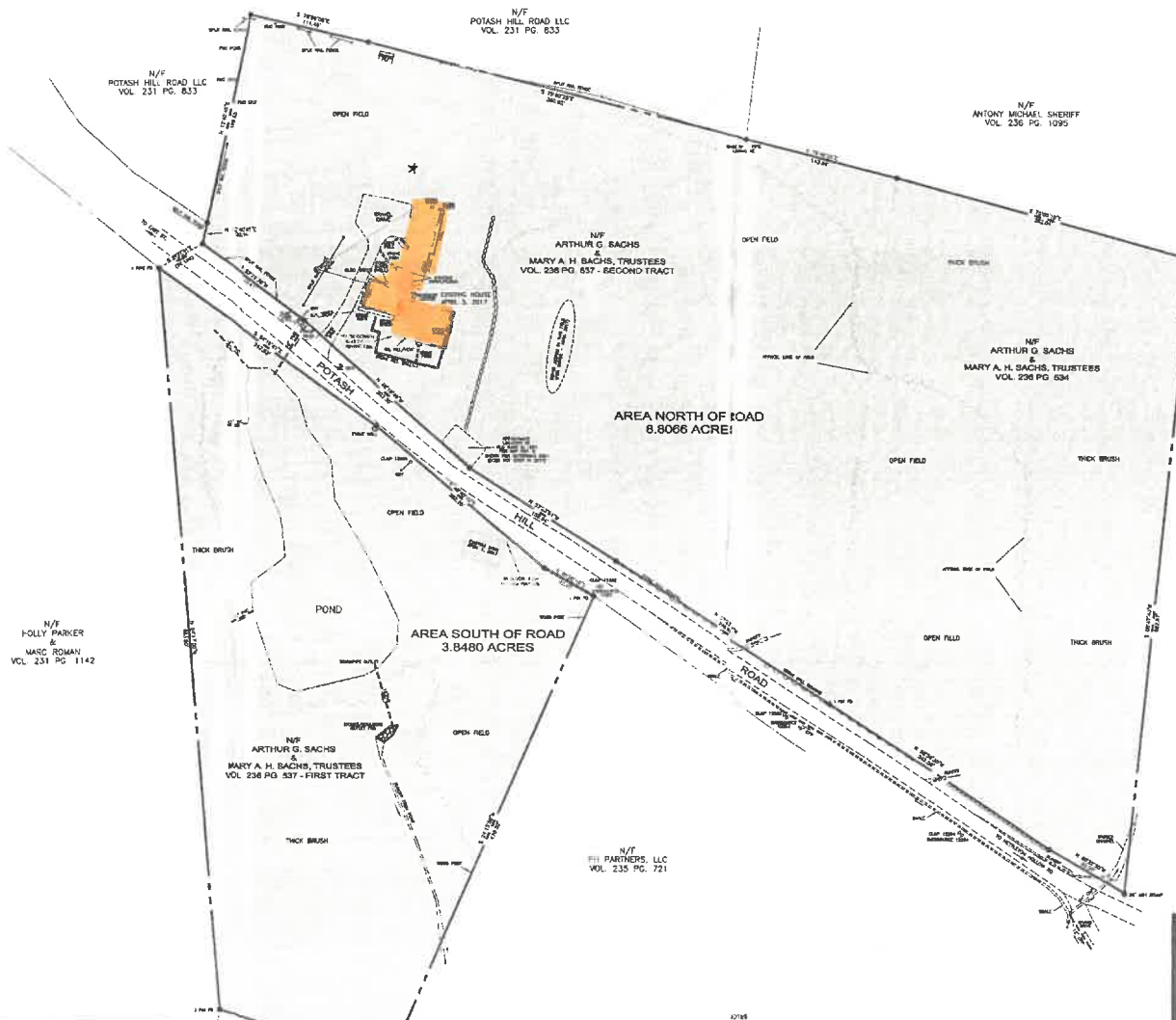
December 19th, 2020

The town of Washington and whom it may concern,

We fully intend to reside at our 34 Potash Hill residence throughout the duration of the special permit for an attached accessory apartment. Apartment usage will adhere to the spirit of the zoning regulations in section 13.11.2

Graham Albert
34 & 46 Potash Hill Road LLC

A handwritten signature in cursive script, appearing to read 'Graham Albert', is written above a solid horizontal line.



| PROPERTY LEGEND | |
|-----------------|-----------------|
| 1-1 | Lot |
| 1-2 | Sublot |
| 1-3 | Unimproved Land |
| 1-4 | Improved Land |
| 1-5 | Water |
| 1-6 | Wetland |
| 1-7 | Wetland Buffer |
| 1-8 | Wetland |
| 1-9 | Wetland |
| 1-10 | Wetland |
| 1-11 | Wetland |
| 1-12 | Wetland |
| 1-13 | Wetland |
| 1-14 | Wetland |
| 1-15 | Wetland |
| 1-16 | Wetland |
| 1-17 | Wetland |
| 1-18 | Wetland |
| 1-19 | Wetland |
| 1-20 | Wetland |

| TOPOGRAPHIC LEGEND | |
|--------------------|----------------|
| 1-21 | Contour |
| 1-22 | Spot Elevation |
| 1-23 | Spot Elevation |
| 1-24 | Spot Elevation |
| 1-25 | Spot Elevation |
| 1-26 | Spot Elevation |
| 1-27 | Spot Elevation |
| 1-28 | Spot Elevation |
| 1-29 | Spot Elevation |
| 1-30 | Spot Elevation |
| 1-31 | Spot Elevation |
| 1-32 | Spot Elevation |
| 1-33 | Spot Elevation |
| 1-34 | Spot Elevation |
| 1-35 | Spot Elevation |
| 1-36 | Spot Elevation |
| 1-37 | Spot Elevation |
| 1-38 | Spot Elevation |
| 1-39 | Spot Elevation |
| 1-40 | Spot Elevation |
| 1-41 | Spot Elevation |
| 1-42 | Spot Elevation |
| 1-43 | Spot Elevation |
| 1-44 | Spot Elevation |
| 1-45 | Spot Elevation |
| 1-46 | Spot Elevation |
| 1-47 | Spot Elevation |
| 1-48 | Spot Elevation |
| 1-49 | Spot Elevation |
| 1-50 | Spot Elevation |

1. THIS MAP AND SURVEY REPRESENT A CLASS A PROPERTY SURVEY. BOUNDARY DEFINITION, DIMENSIONS, AND AREA ARE THE RESULT OF MEASUREMENTS MADE BY THE SURVEYOR IN THE FIELD AND BY THE SURVEYOR'S INSTRUMENTS. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION OR DATA OBTAINED FROM ANY SOURCE OTHER THAN THE SURVEYOR'S OWN MEASUREMENTS AND CALCULATIONS. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION OR DATA OBTAINED FROM ANY SOURCE OTHER THAN THE SURVEYOR'S OWN MEASUREMENTS AND CALCULATIONS.

2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS.

3. THIS SURVEY IS BASED ON THE ASSUMPTION THAT THE BOUNDARY LINES SHOWN ON THIS MAP ARE THE TRUE BOUNDARY LINES OF THE PROPERTY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS.

4. THIS SURVEY IS BASED ON THE ASSUMPTION THAT THE BOUNDARY LINES SHOWN ON THIS MAP ARE THE TRUE BOUNDARY LINES OF THE PROPERTY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS.

5. THIS SURVEY IS BASED ON THE ASSUMPTION THAT THE BOUNDARY LINES SHOWN ON THIS MAP ARE THE TRUE BOUNDARY LINES OF THE PROPERTY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS.

6. THIS SURVEY IS BASED ON THE ASSUMPTION THAT THE BOUNDARY LINES SHOWN ON THIS MAP ARE THE TRUE BOUNDARY LINES OF THE PROPERTY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS.

7. THIS SURVEY IS BASED ON THE ASSUMPTION THAT THE BOUNDARY LINES SHOWN ON THIS MAP ARE THE TRUE BOUNDARY LINES OF THE PROPERTY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS.

8. THIS SURVEY IS BASED ON THE ASSUMPTION THAT THE BOUNDARY LINES SHOWN ON THIS MAP ARE THE TRUE BOUNDARY LINES OF THE PROPERTY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS.

| | | |
|--|---------------------------|--|
| PROPERTY SURVEY 34, 35 and 46 POTASH HILL ROAD WASHINGTON, CT. | | MAP DATE 4-5-17 |
| SCALE 1" = 50' | AREA 12.6548 AC. TOTAL | DRAWN MSR |
| | | CHECKED CBS |
| TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. | | Scale of Survey or Reference Hereon |
| <small>CHRISTOPHER SMITH, P.E., LICENSED PROFESSIONAL ENGINEER NO. 10170-0010-0001, STATE OF CONNECTICUT, REGISTERED PROFESSIONAL ENGINEER NO. 10170-0010-0001, STATE OF CONNECTICUT, REGISTERED PROFESSIONAL ENGINEER</small> | | DATE 4/5/17 |

SEPTIC SYSTEM INSTALLATION REQUIREMENTS

THE SEPTIC SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH STATE AND LOCAL HEALTH CODE REGULATIONS.

KEEP ALL VEHICLE TRAFFIC OFF OF LEACHING FIELD AREA PRIOR TO SEPTIC SYSTEM INSTALLATION TO PREVENT OVER-COMPACTION OF NATURAL SOILS.

CALL 1-800-422-4455 "CALL BEFORE YOU DIG" TO LOCATE ALL UNDERGROUND UTILITIES IN THE SEPTIC SYSTEM AREA.

NOTIFY THE ENGINEER AND THE HEALTH DEPARTMENT AT LEAST 24 HOURS PRIOR TO STARTING CONSTRUCTION.

STRIP OFF ORGANIC MATERIAL AND TOPSOIL FROM LEACHING FIELD AREA AND SCARIFY THE GROUND SURFACE PARALLEL TO CONTOURS WITH BACKHOE BUCKET TEETH PRIOR TO SPREADING SEPTIC FILL.

SEPTIC FILL MUST BE BANK-RUN SAND AND GRAVEL WHICH CONFORMS TO THE FOLLOWING SPECIFICATIONS REQUIRED BY STATE HEALTH CODE.

1) THE FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THREE (3) INCHES.

2) UP TO 42% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE (THIS IS THE GRAVEL PORTION OF THE SAMPLE).

3) THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWORKED AND THE SIEVE ANALYSIS STARTED.

4) THE REMAINING SAMPLE SHALL MEET THE FOLLOWING GRADATION CRITERIA:

| SIEVE SIZE | PERCENT PASSING | |
|------------|-----------------|------------|
| | WET SIEVE | DRY SIEVE |
| #4 | 100% | 100% |
| #10 | 70% - 100% | 70% - 100% |
| #40 | 10% - 50% | 10% - 75% |
| #100 | 0% - 20% | 0% - 5% |
| #200 | 0% - 5% | 0% - 2.5% |

*NOTE: PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.

THE CONTRACTOR SHALL PROVIDE A CERTIFIED TESTING LAB SIEVE ANALYSIS OF THE SEPTIC FILL TO THE ENGINEER AND HEALTH DEPARTMENT.

PLACE SEPTIC FILL AT THE PERIMETER OF THE LEACHING FIELD AREA. SPREAD SEPTIC FILL IN 4" - 8" LIFTS WITH TRACKED EQUIPMENT.

NOTIFY THE ENGINEER AND HEALTH DEPARTMENT 48 HOURS PRIOR TO THE FINAL SYSTEM INSPECTION (PRIOR TO BACKFILLING).

THE ENGINEER WILL PREPARE THE SEPTIC SYSTEM "AS-BUILT" PLAN.

SEED AND MOW MULCH THE LEACHING FIELD AREA AFTER FINAL GRADING.

DEEP TEST PIT & PERCOLATION TEST DATA

The Sachs residence
34 Potash Hill Road
Washington, Connecticut

Testing Conducted By: Suzanne Von Holt, R.S.
(Washington Health Dept.)
Test Date: June 5, 2017

TEST PIT, NO. 1

0' - 9" Topsoil
9' - 22" Yellow brown fine sandy loam
22' - 79" Grey sandstone horizon

No ledge

Moisture at 22"

Groundwater at 22"

TEST PIT, NO. 2

0' - 9" Topsoil
9' - 19" Yellow brown fine sandy loam
19' - 74" Grey sandstone horizon

No ledge

Moisture at 19"

Groundwater at 24"

TEST PIT, NO. 3

0' - 9" Topsoil
9' - 19" Yellow brown fine sandy loam
19' - 74" Grey sandstone horizon

No ledge

Moisture at 19"

Groundwater at 24"

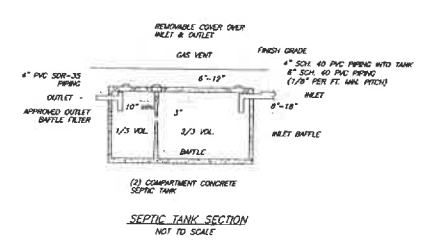
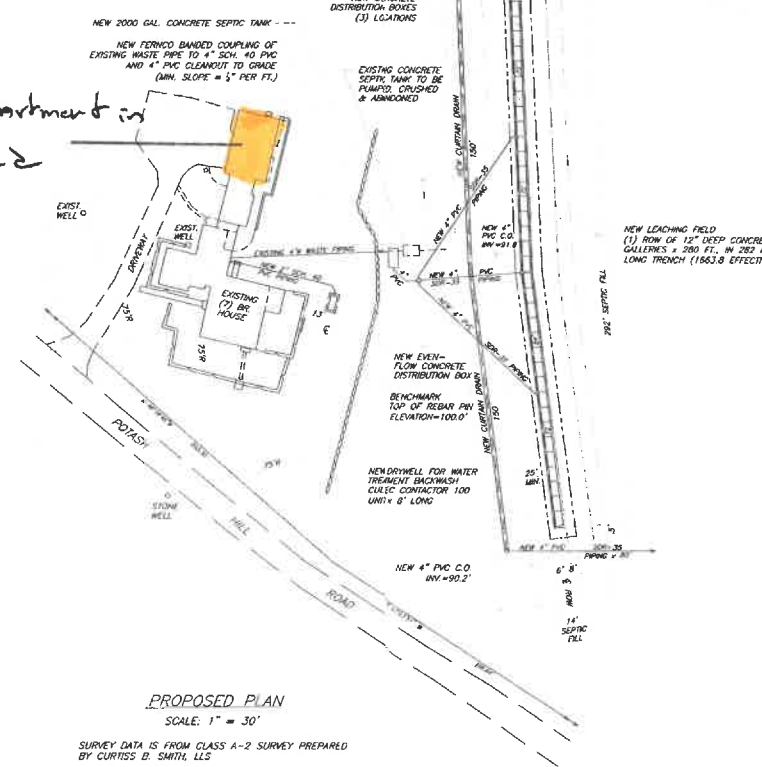
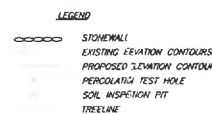
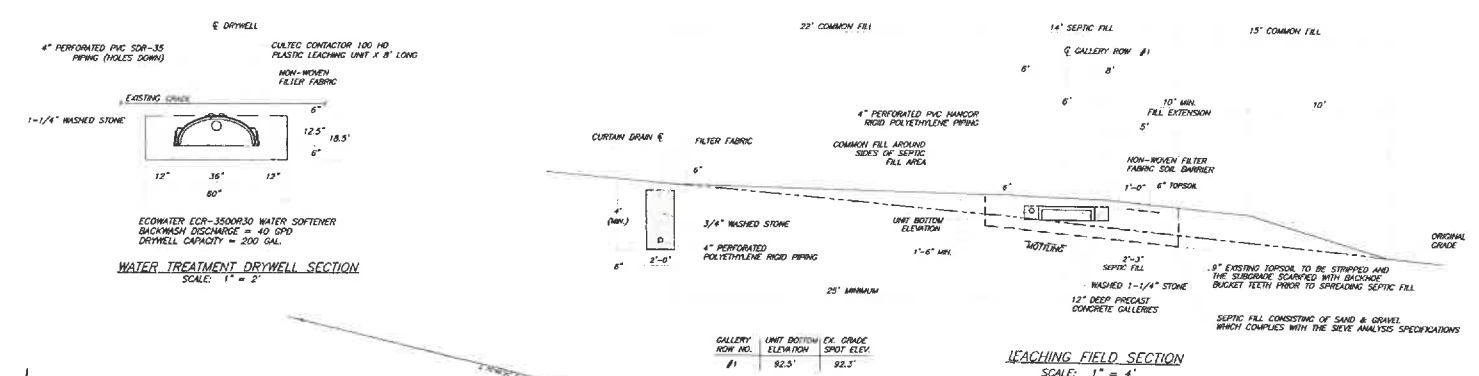
PERCOLATION HOLE, NO. 1

Hole depth: 19"

| TIME | READING |
|------|---------|
| 1:00 | 7.3/4" |
| 1:10 | 8.1/8" |
| 1:20 | 8.5/8" |
| 1:30 | 4.1/8" |
| 1:40 | 9.1/2" |
| 1:50 | 9.2/4" |
| 2:00 | 10" |

Percolation rate: 40.0 minutes/inch

Accessory apartment in existing attached garage



SYSTEM DESIGN DATA

DWELLING DESIGN SIZE: (7) BEDROOMS
NO 100 GALLON CAPACITY OR LARGER BATHTUBS
THERE IS A KITCHEN SINK GARBAGE GRINDER
HEALTH CODE REQUIRED MINIMUM EFFECTIVE LEACHING (BASED UPON 30:1.45:0 MINUTES PER INCH PERCOLATION RATE) AREA = 1630 SQ. FT.

PROPOSED LEACHING FIELD CONSISTS OF (1) ROW OF 12" DEEP CONCRETE GALERIES (RATED 5.9 S/F/F) BY 280 FT. LONG, IN A 282 FT. TRENCH, TOTALLING 1663.8 SQ. FT. OF EFFECTIVE LEACHING AREA.

MINIMUM LEACHING SYSTEM SPREAD
HF = 30 (MOTTILING AT 19%, 8.1-10.0% GRADIENT)
FF = 2.75 (7 BEDROOM DWELLINGS)
DF = 2.0 (30 1-4.0 MIN./IN. PERS.)
MLSS = 30 x 2.75 x 3.0 = 247.5' x 282' TRENCH

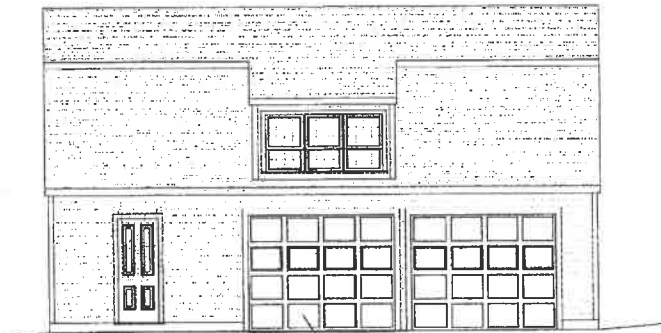
THERE ARE NO WELLS OR SEPTIC SYSTEMS ON ADJACENT PROPERTY WHICH AFFECT THIS PLAN.

NO BURIED ULTANKS ARE PROPOSED

LOT SIZE: 5.01 ACRES
TAX ASSESSOR MAP 2, BLOCK 4, LOT 13
PROPERTY OWNERS: ARTHUR G. SACHS, TRUSTEE
MARY A.H. SACHS, TRUSTEE

Approved 7-14-17
Date 6.28.17

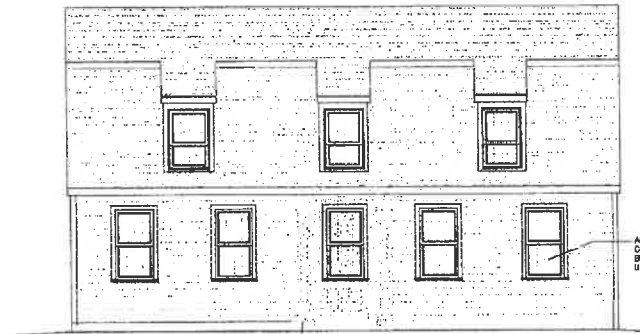
| SEPTIC SYSTEM REPLACEMENT PLAN | | | |
|--|---|---|--|
| THE SACHS RESIDENCE | | | |
| 34 POTASH HILL ROAD WASHINGTON, CONNECTICUT | | | |
| DATE: 8-22-17 | BRIAN E. NEFF LICENSED ENGINEER 128 BACON ROAD ROXBURY, CT 06783 (860) 354-2248 | DRAWN BY: B.E. NEFF DRAWING NUMBER: SHEET 1 OF 1 | |



REMOVE EXISTING WINDOW UNIT. INSTALL NEW 3002 DOOR UNIT.

EXISTING G.I.D. TO REMAIN TO BE CLEANED, REPAIRED AND REPAINTED.

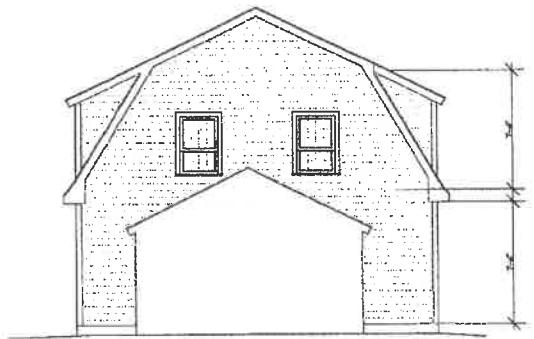
FRONT ELEVATION
SCALE 1/4" = 1'-0"



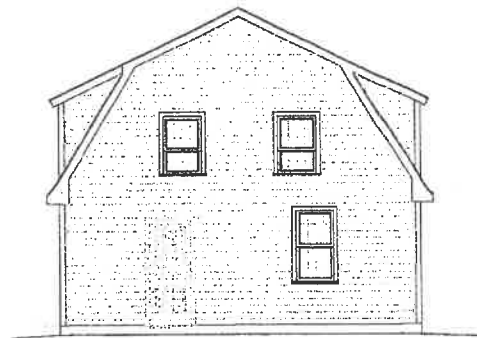
REMOVE EXISTING DOOR AND TRIM. INSTALL NEW 3002 D.H. WINDOW.

ALL WINDOWS AT NEW CONDITIONED AREAS TO BE REPLACED WITH INSULATED UNITS.

REAR ELEVATION
SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



REMOVE EXISTING DOOR AND FRAME IN OPENING.

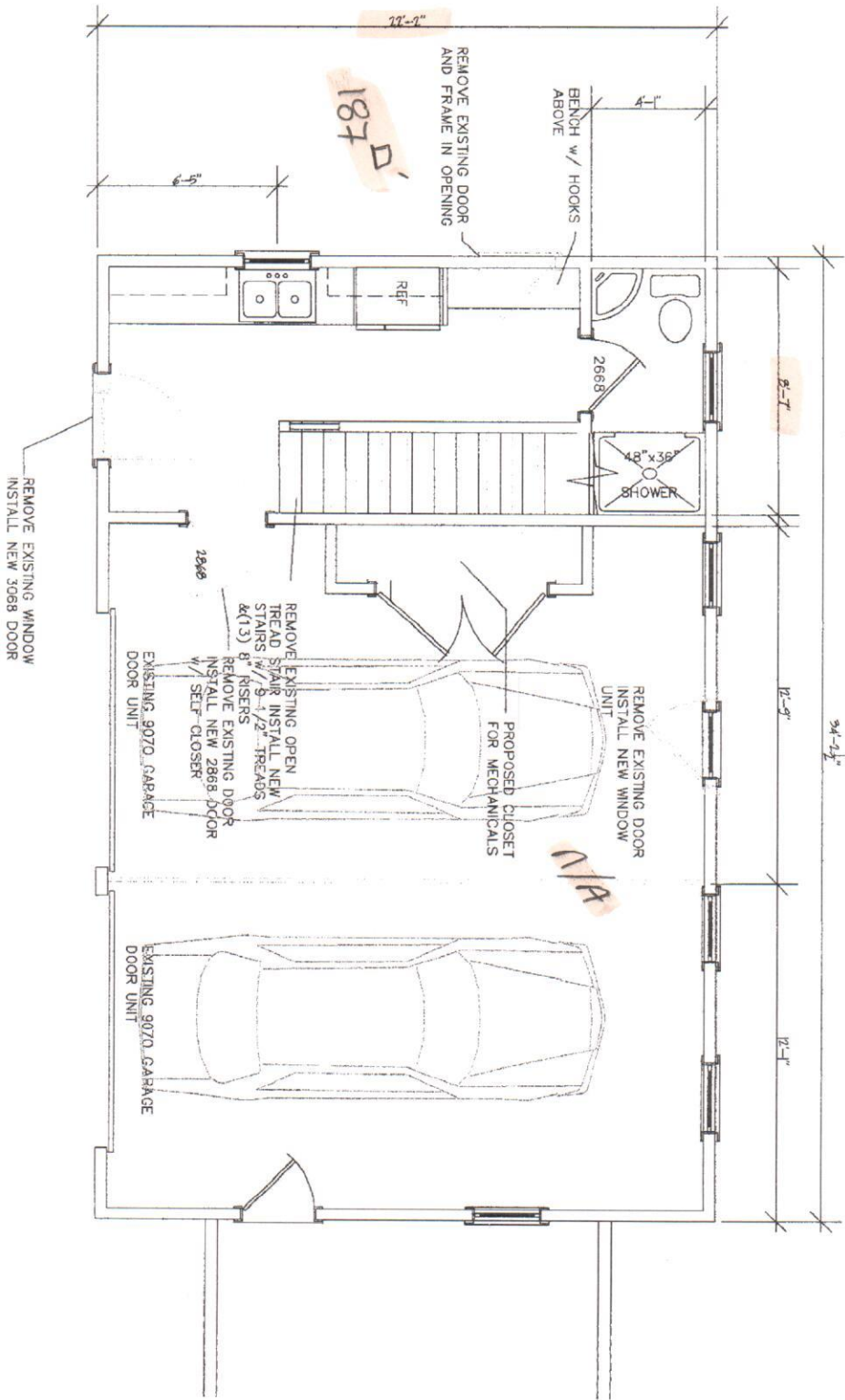
LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



Apartment is attached to the main house
and very much subordinate.

Proposed apartment Sq. Ft. 890 ^{sq}'

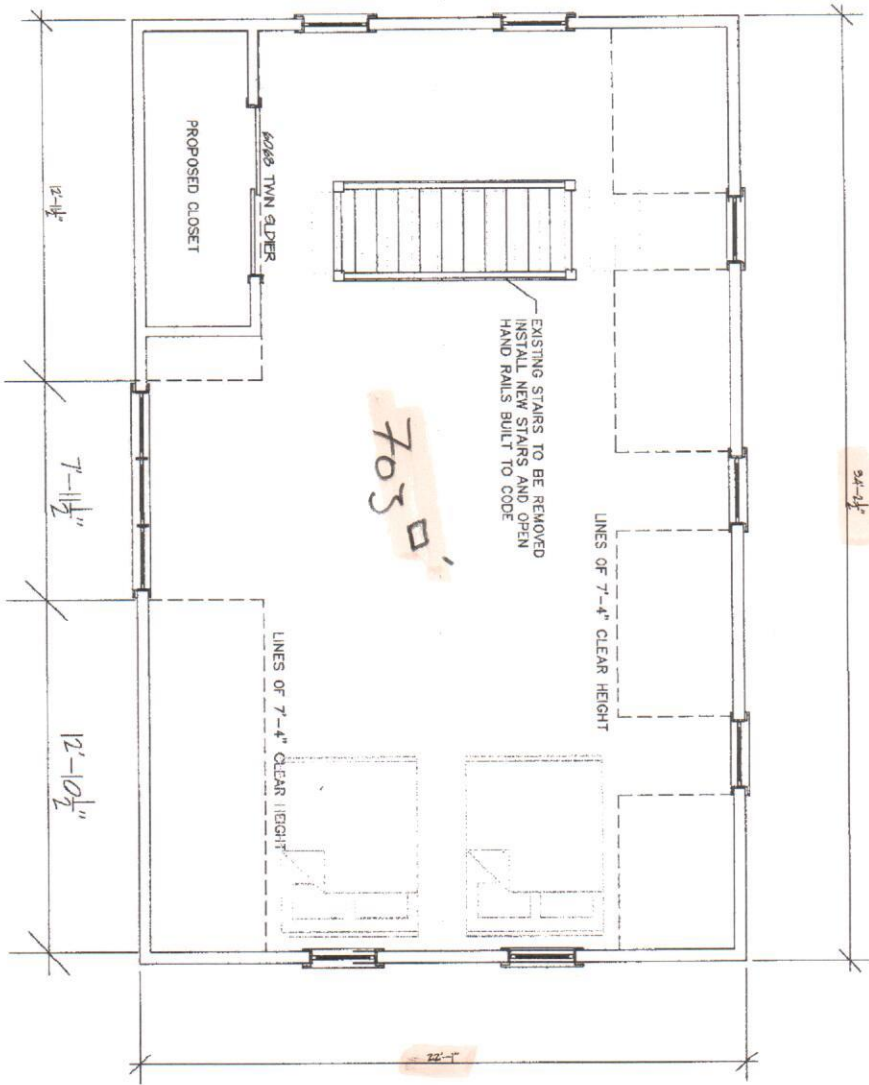
Main house approx 3,500 ^{sq}'



FIRST FLOOR PLAN A

SCALE 1/4" = 1'-0"

Total square ft. both floors 890 sq ft



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"