

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: 402 Nettleton Hollow Road

Name and Mailing Address of Property Owner:

Maureen Chiquet & Tess Beasley 90 Tinker Hill Road

Washington, CT 06777

Name and contact information for authorized agent (if applicable – attach letter of authorization):

Reese Owens - 860-868-4000 rowens@reeseowens.com

Application is for (Check One):

New Special Permit - Fee: \$150

Proposed Use: Accessory Apartment, Detached

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:

_____ Health Department Approval: _____ Date: _____
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

_____ Proof of Inland Wetlands Commission approval, if applicable

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

_____ Proof of Historic District Certificate of Appropriateness, if applicable

_____ 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: T. R. E. M. Date: 7/5/21

Telephone Number: _____ Email Address: _____

FOR OFFICE USE:

Received by: _____ Date: _____

Amount Paid: _____ Check # _____ Date: _____ Written by: _____

Scanned _____ Building _____ Index _____

REESE OWENS ARCHITECTS LLC

3 February 2021

Mr. Nicholas Solley, Chairman
Zoning Commission
Town of Washington
2 Bryan Plaza
Washington Depot, CT 06794

Re: **402 Nettleton Hollow Road – Accessory Apartment, Detached**

Dear Mr. Solley,

With this application, a Special Permit is sought per Section 13.11.2 of the Town of Washington Zoning Regulations for a detached accessory apartment at 402 Nettleton Hollow Road.

402 Nettleton Hollow is a 22.6-acre parcel improved with a single-family dwelling. This existing dwelling is approximately 1000 square feet in area and +/-20' in height, and otherwise complies with requirements for a detached accessory apartment.

A new single-family dwelling is proposed for the parcel and our wish is to have the existing dwelling re-classified as a detached accessory apartment conditioned upon the issuance of a Zoning permit for a proposed new house, to become the principal dwelling on the property.

Special Permit Standards

- 13.1.C.1** Washington's 2014 PoCD identifies goals to diversify the housing stock, and enable a more diverse, younger population. The detached accessory apartment creates desired small-scale housing.
- 13.1.C.2** No change to the existing dwelling or its use is proposed. It is in keeping with the neighborhood.
- 13.1.C.3** No change is proposed which would alter fire department or other emergency service access to the existing dwelling.
- 13.1.C.4** No change is proposed to existing driveway access from Nettleton Hollow Road, or to existing parking.
- 13.1.C.5** 402 Nettleton Hollow is a 22.6-acre parcel. 406 Nettleton Hollow immediately to the north is a 5.4-acre parcel also owned by the applicant. The existing dwelling is 1000' from the road and 300' from the closest neighbor (to the south).
- 13.1.C.6** Mature landscaping is in place and natural buffers surround the property.

T 860.868.4000

18 Titus Road, Box 410, Washington Depot, Connecticut 06794

www.reeseowens.com

REESE OWENS ARCHITECTS LLC

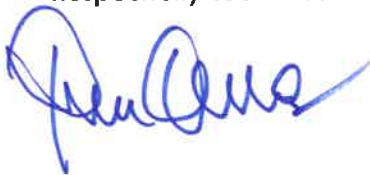
- 13.1.C.7 No activities are proposed within regulated wetland areas, nor are any material changes proposed to topography, vegetation or drainage.
- 13.1.C.8 No nuisance conditions exist or are proposed at the existing dwelling. Any noise generating equipment at the proposed new house will comply with the Regulations.
- 13.1.C.9 No blasting or earth or rock removal is proposed at the existing dwelling. Any such activity at the proposed new house will comply with the Regulations.

Standards Specific to the Use

- 13.11.3.A Only one detached accessory apartment is proposed.
 - 13.11.3.B The owner shall reside on the property throughout the duration of the permit for the accessory apartment.
 - 13.11.3.C The existing dwelling is equipped with its own kitchen and full bath.
 - 13.11.3.D The Health Department has approved the water supply and septic system for the existing dwelling, and for the proposed new house.
 - 13.11.3.E&F The Town of Washington tax card lists the area of the existing dwelling as 1000 square feet.
 - 13.11.3.G Ground floor area of the existing dwelling is 756sf, approximately 20% of the ground floor area of the proposed new house at 3734sf. Height of the existing dwelling is approximately 20', roughly 2/3 the height of the proposed new house.
 - 13.11.3.H&I The existing dwelling and proposed new house share an existing driveway. There are several parking spaces at the existing dwelling.
- Lighting** 14.3.L No new lighting is proposed at the existing dwelling. Exterior lighting at the proposed new house will comply with Section 12.15.

Thank you for your consideration of this application. We are eager to meet with your Commission to answer any questions you may have.

Respectfully submitted on behalf of Maureen Chiquet and Tess Beasley.



Reese Owens
Reese Owens Architects LLC

7 January 2021

Land Use Commissions
Town of Washington
P.O. Box 383
Washington Depot, CT 06794

Dear Land Use Commissioners:

With this letter we authorize Reese Owens to act as our agent in connection with land use matters regarding our property at 402/406 Nettleton Hollow Road in Washington, CT.

Sincerely,


Maureen Chiquet


Tess Beasley

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 Maureen Chiquet & Tess Beasley

Subject Property Address 402 Nettleton Hollow Road

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  Date 2/5/21

Signature of Property Owner  Date 2/5/21

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

The name of the easement or restriction holder is _____

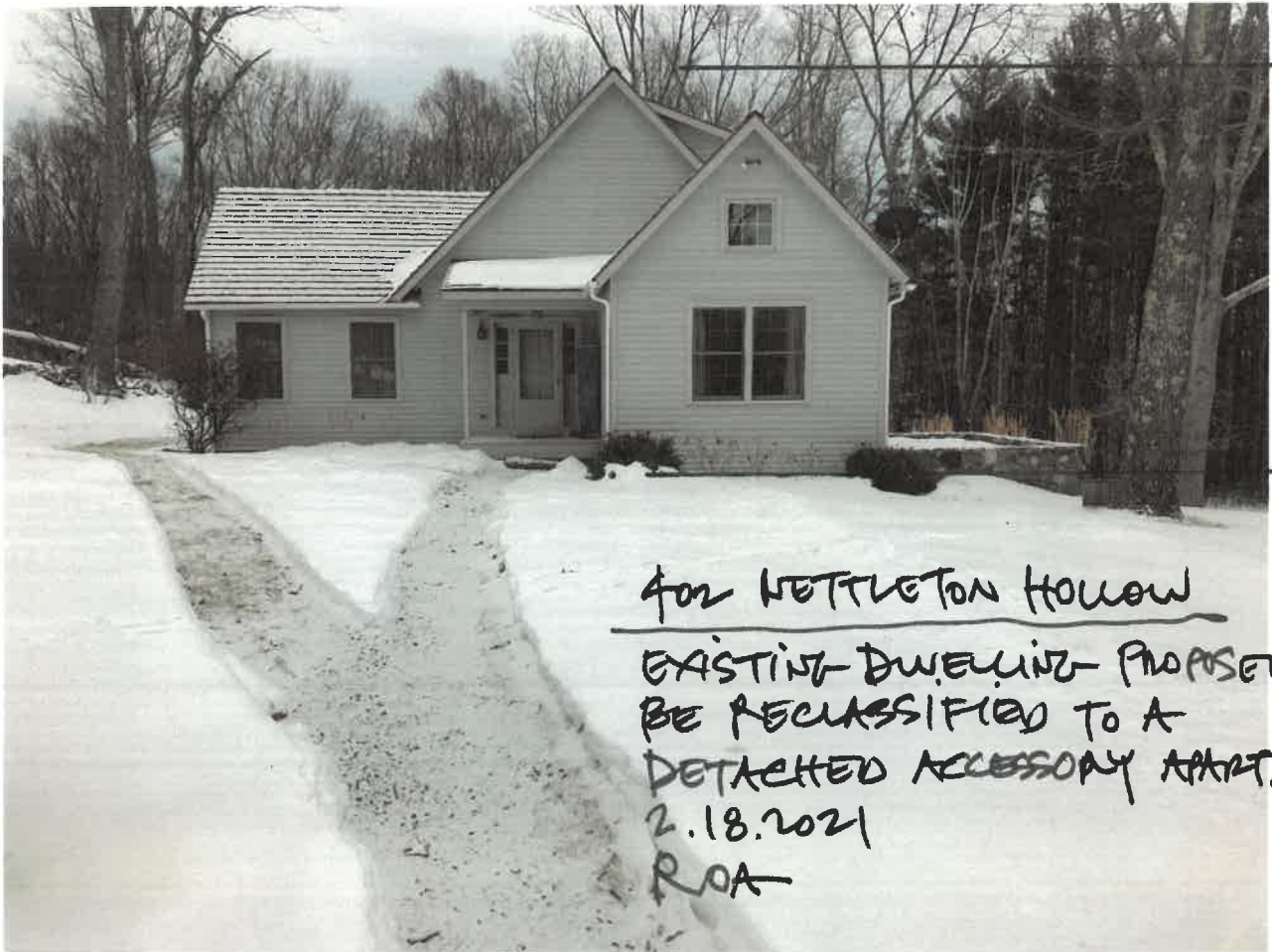
The phone number of the easement or restriction holder is _____

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.

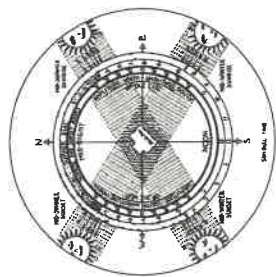


25'-0" FROM LOW GRADE



23'-6" AVERAGE GRADE

402 NETTLETON HOLLOW
EXISTING DWELLING PROPOSED TO
BE RECLASSIFIED TO A
DETACHED ACCESSORY APARTMENT.
2.18.2021
ROA



N/F
IMF Associates
Vol. 123 Pg. 31

SITE PLAN INFORMATION PREPARED BY T. MICHAEL ALEX L.L.S., WASHINGTON, CT. FOR MAUREN CHOQUET AND TESS BEASLEY DATED JULY, 2020.
PROPERTY ADDRESS:
402 NETTLETON HOLLOW ROAD
OWNER:
MAUREN CHOQUET AND TESS BEASLEY
ACREAGE: 22.6 ACRES

LINE OF 50' ZONING SETBACK TO WETLANDS - TYPICAL

LINE OF 100' REGULATED BY INLAND WETLANDS - TYPICAL

PROPOSED POOL EQUIPMENT

PROPOSED POOL

PROPOSED PRIMARY DWELLING

SEE PARTIAL SITE PLAN OF THIS AREA

N/F
Robert P. Onofrey
Vol. 97 Pg.297

EXISTING 1000 SF DWELLING TO BE RECLASSIFIED AS DETACHED ACCESSORY APARTMENT

PROPOSED DRIVEWAY

EXISTING DRIVEWAY

LINE OF SETBACK - TYPICAL

406 Nettleton Hollow Road

N/F
Henry W. Kuhnhardt
Vol. 74 Pg. 218

404 Nettleton Hollow Road
N/F
Joseph A. Mustich
Vol. 233 Pg. 966

N/F
Wendy L. Onofrey
Vol. 97 Pg.299

N/F
Franklin M. Berger
Vol. 149 Pg. 898

Nettleton Hollow Road

02.18.2021 ZONING SUBMISSION

D:\OWENS CLIENTS\20206 WHITE ROCK BARN RESIDENCE\506 DRAWINGS\506Z001.DWG 2/18/21 10:52 AM Z001.DS

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WWW.REESEOWENS.COM

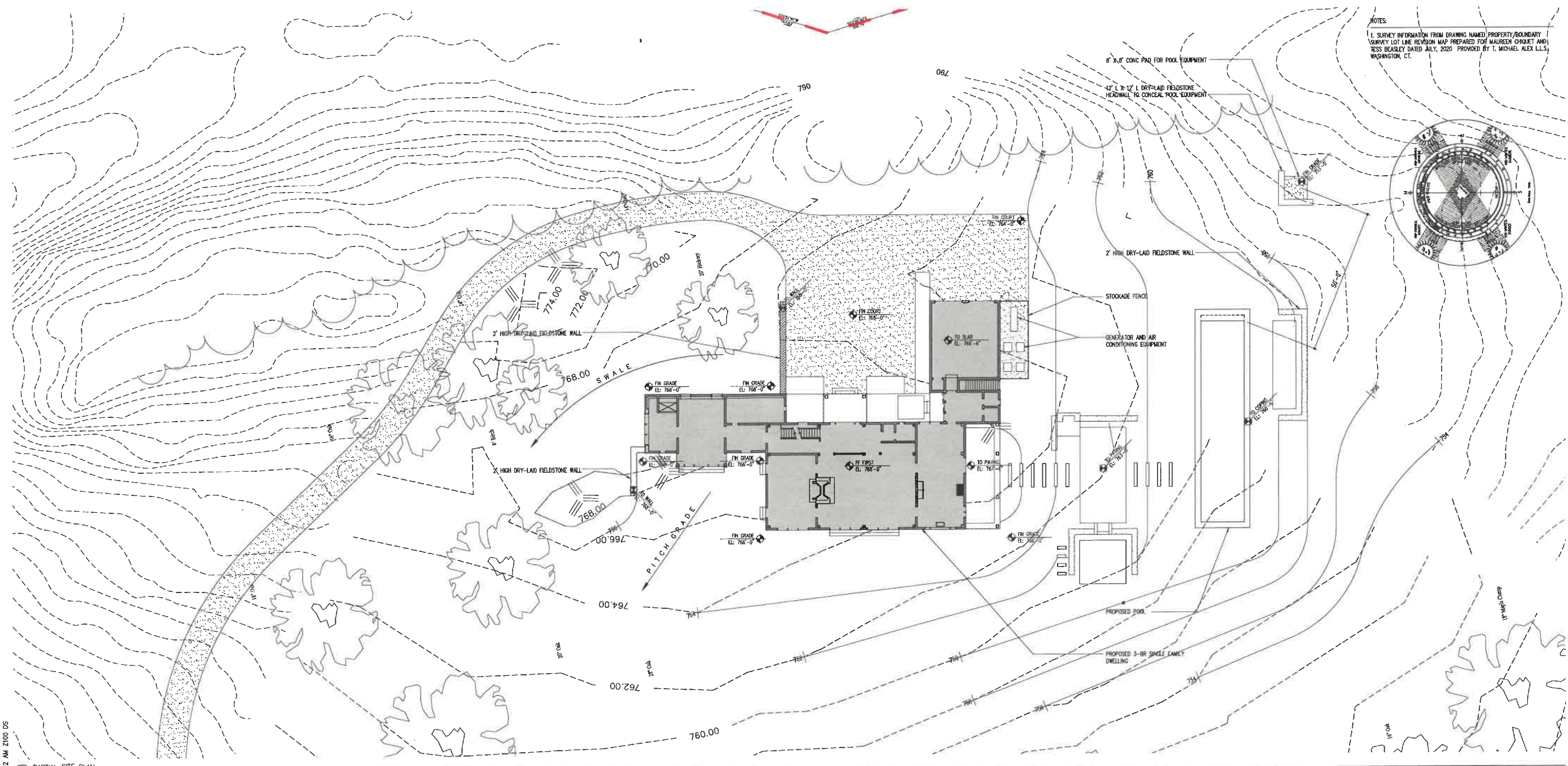
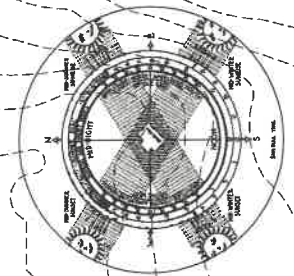
WHITE ROCK BARN RESIDENCE
WASHINGTON, CONNECTICUT

Revision	No.	Date	Description

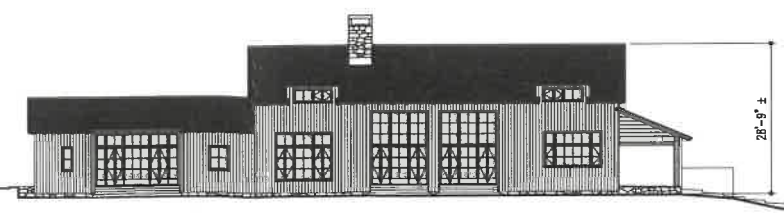
Title
SITE PLAN

	Job 20506	Code File 506Z001	Drawn/Checked
	Scale 1"=80'-0"	<h1>Z001</h1>	
	Date		

NOTES:
 1. SURVEY INFORMATION FROM DRAWING NAMED PROPERTY/BOUNDARY SURVEY LOT LINE REVISION MAP PREPARED FOR MAUREEN CHASEY AND JESS BEASLEY DATED JULY, 2020 PROVIDED BY T. MICHAEL ALEX L.L.S. WASHINGTON, CT.



© OWENS CLIENTS\20506 WHITE ROCK BARN RESIDENCE\606 DRAWINGS\6062100.DWG 2/18/21 10:42 AM Z100.DS
 PARTIAL SITE PLAN



WEST ELEVATION

02.18.2021 ZONING SUBMISSION

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 860.868.4001 FAX
 WWW.REESEOWENS.COM

WHITE ROCK BARN RESIDENCE
 WASHINGTON, CONNECTICUT

Revision	No.	Date	Description

Title
 PARTIAL SITE PLAN
 WEST ELEVATION

	Job 20506	Cal File 5062100	Drawn/Checked
	Scale 1"=16'-0"	Date	Z100



LEGEND

PROPERTY LINE	—
EXISTING IRON PIN OR PIPE	o
UTILITY POLE	⊕
STONE WALL	⊖
BLDG. SETBACK LINE	⊖
WATERCOURSE	x
SOIL TYPE LINE	—
GEOSYNTHETIC SILT FENCE	GSF
EXISTING CONTOUR	-542
PROPOSED CONTOUR	-542



- NOTES:**
1. AERIAL SURVEY INFORMATION FROM DRAWING NAMED PROPERTY BOUNDARY SURVEY LOT LINE REVISION MAP PREPARED FOR MAUREEN CHIQUET AND TESS BEASLY DATED JULY, 2020 PROVIDED BY T. MICHAEL ALEX L.L.S., WASHINGTON, CT.
 2. SURVEY INFORMATION IN AREAS OF SEPTIC LEACHING FIELDS INCLUDING SOIL DATA COMPRISED OF DEEP HOLE AND PERCOLATION DATA COLLECTED BY HRICA ASSOCIATES LOC ON 01/21/21.
 3. PROPOSED 4 BEDROOM HOUSE AND POOL SIZE, LOCATIONS AND DATA OBTAINED FROM REESE OWENS ARCHITECTS, LLC, WASHINGTON DEPOT, CT.

PLOT PLAN

PREPARED FOR
CHIQUET & BEASLY
 402 NETTLETON HOLLOW
 WASHINGTON, CONNECTICUT

0 1 2
 INCHES

Hrica Associates LLC

Engineers Surveyors

Kenneth S. Hrico, P.E./L.S.
 44 Maple View Trail
 P.O. Box 1961
 Litchfield, Connecticut 06759

660-567-2112 (business)
 860-567-0499 (residence)
 e-mail: hricaassociates@optonline.net

DATE: 02/18/2021	MAP #:	0622
SCALE: 1"=40 FT.	SHEET #:	C1
DRAWING: 210622	DRAWN BY:	TJS
PROJECT #: 21-0622	CHECKED BY:	KSH

NOT VALID WITHOUT ORIGINAL SET