

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: 202 Baldwin Hill Rd New Preston

Name and Mailing Address of Property Owner:

Patricia, William, Haley Wright 202 Baldwin Hill Rd

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

Matthew Guge! Phone 860 671 4115

Application is for (Check One):

New Special Permit - Fee: \$150

Proposed Use: Detached Accessory Apartment

Zoning Regulation Section: 13.11.3

Zoning District: _____ 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.

*****ALL PLANS/MAPS MUST BE FOLDED TO FIT IN LEGAL SIZE FOLDER*****

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

*****ALL PLANS/MAPS MUST BE FOLDED TO FIT IN LEGAL SIZE FOLDER*****

Also required for ALL applications:

/ Health Department Approval: Health Department Agent Sign-off Date: 8-6-2021 by SVH

_____ 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

NA Proof of Inland Wetlands Commission approval, if applicable

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

NA Proof of Historic District Certificate of Appropriateness, if applicable

NA Driveway sign-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: Patricia A Wright Date: 8/24/2021

Telephone Number: 203-788-0593 Email Address: pa.wright0611@gmail.com

*****UNFOLDED PLANS/MAPS WILL NOT BE ACCEPTED*****

FOR OFFICE USE:

Received by: S. White Date: 9/24/21
Amount Paid: 210 Check # 1157 Date: 9/24/21 Written by: Matthew Origel Patricia Wright

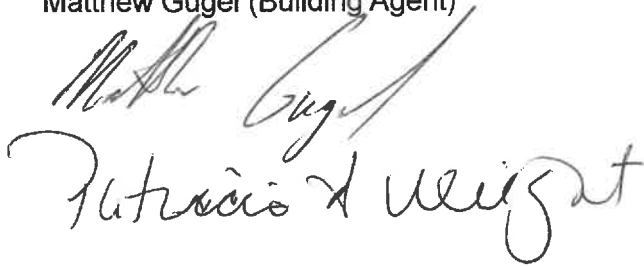
Scanned ✓ Building _____ Index _____

September 15 2021
Letter of Intent
202 Baldwin Hill Rd New Preston, Ct 06777
In-Law Apartment

We are proposing to build an In-Law apartment on our property at 202 Baldwin Hill Rd, it will be a detached structure, with its own septic system, the Main area is 24'x32' with a small mudroom area that is 8'x11'3". The main section will be 1.5 stories including a second floor loft/ office. The mean height on the structure will be 27'2". Total living area of the structure will be 1186sq ft.

Signed
Patricia Wright (Owner)

Matthew Gugel (Building Agent)



Matthew Gugel
Patricia Wright

September 15 2021
Owner Residing on Property
202 Baldwin Hill Rd New Preston, Ct 06777
In-Law Apartment

In accordance with local regulations one of the 3 owners will reside on Property during the course of the construction of the building. Haley Wright, who currently resides at 202 Baldwin Hill Rd, will continue to live on property.

Signed
Haley Wright(Owner)

A handwritten signature in cursive script, appearing to read "Haley Wright".

Matthew Gugel (Building Agent)

A handwritten signature in cursive script, appearing to read "Matthew Gugel".

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 Patricia, William + Haley Wright

Subject Property Address 202 Baldwin Hill Rd. New Preston, CT 06777

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 Patricia A Wright Date 9/24/2021

Signature of Property Owner Haley Wright Date 8/24/2021

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.

Town of Washington Zoning Commission

Agent Authorization Letter

I (print property owner name) Patricia Wright of (print property address) 202 Baldwin Hill Rd authorize (print contractor name) Matthew Gugel to apply for all permits regarding (describe work below)

Building of guest cottage and construction of new driveway on premises

Signed,
Patricia Wright

Date: 8/12/21

P.O. Box 821
5 Maple Street
Kent, CT 06757
(860) 927-1927

CTLAND.ORG



Northwest Connecticut
Land Conservancy

PROTECTING LAND AND WATER FOR PEOPLE, FOR WILDLIFE, FOREVER.

September 14, 2021

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Manager

Elizabeth Schrang
Membership Engagement
Manager

Dawn Burdick
Bookkeeper

Matthew Gugel
202 Baldwin Hill Road
New Preston, CT 06777

Re: Letter of no objection to abutter building permit; easement held by NCLC

Dear Mr. Gugel,

You are proposing to construct a guest house at your property at 202 Baldwin Hill Road (Map 10 Block 01 Lot 24). Northwest Connecticut Land Conservancy (NCLC) holds a conservation easement, Book 202 Page 0623, over part of 27 Kinney Hill Road Washington, CT (Map 06 Block 12 Lot 07). NCLC staff reviewed the building plans titled "Gugel Residence, Proposed On-site Subsurface Sewage Disposal System," dated 07/02/2021 and has determined that your proposed development will not impact NCLC's conservation easement at 27 Kinney Hill Road.

NCLC is available for any questions regarding the boundaries of the conservation easements. Please call our office at 860-927-1927 or email Kate Losey, Conservation Easement Manager, at kate@ctland.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Elconin", written over a light blue horizontal line.

Paul Elconin
Director of Land Conservation

Cc: Town of Washington
James Kelly, Esq. (jim@jgk-law.com)

