

# 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: 116 Woodbury Road

Name and Mailing Address of Property Owner:

Mayflower Inn 2013, LLC, c/o Israel Benyair, General Manager, Mayflower Inn & Spa,  
118 Woodbury Rd Route 47, Washington, CT 06793

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

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

Application is for (Check One):

n/a **New Special Permit - Fee: \$150**

Proposed Use: \_\_\_\_\_

Zoning Regulation Section: \_\_\_\_\_

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.

X **Modification of an existing Special Permit – Fee \$50**

Approved Use: Inn or Tourist Home

Zoning Regulation Section: 4.4.1 and 13.9

Date of Approval: August 25, 2003 and September 26, 2005

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

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

X Attach a revised floor plan, if applicable

Also required for ALL applications:

X Health Department Approval: Suzanne Von Hall Date: 11-20-19  
Signature of Health Department Agent

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

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

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

n/a Proof of Inland Wetlands Commission approval, if applicable

n/a Proof of Zoning Board of Appeals approval and filing on the Land Records, if applicable

n/a Proof of Historic District Certificate of Appropriateness, if applicable

n/a 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: Reese Owens Date: 11/20/2019  
Reese Owens as agent to Owner

Telephone Number: 860-868-4000

Email Address: rowens@reeseowens.com

FOR OFFICE USE:

Received by: S. White Date: 11-22-19

Amount Paid: 110 Check # 16301 Date: 11/20/19 Written by: mayflower Inn + Spa

Scanned ✓ Building      Index

REESE OWENS ARCHITECTS LLC

20 November 2019

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

Re: **Mayflower Inn & Spa – Request for Modification of a Special Permit**

Dear Mr. Solley,

With this application we Request Modification of the Special Permit granted to The Mayflower Inn & Spa under Section 13.9 Tourist Home or Inn.

**Proposal**

To remain competitive and distinguished, The Mayflower Inn & Spa must provide facilities and amenities on par with other first class hospitality properties. Among the essential offerings is a “tented function” venue, a Hospitality Tent.

Mayflower proposes an elegant upgrade to its longstanding venue by incorporating a finely crafted structure by Sperry Fabric Architecture. Instead of a temporary pole-and-guyed tent on grass, the Sperry structure will be clear-span, without guys, set on a stone terrace, much like this:



T 860.868.4000

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

[www.reeseowens.com](http://www.reeseowens.com)

Wedding groups at Mayflower over the last several years have ranged from 110 to 160 persons. The proposed 48' x 88' tent can comfortably host a wedding of 150 persons, much like this:



Although Zoning considers this a structure like any other, this tent will be seasonal, from May through October. It will be erected for not more than 180 days per year, qualifying it as a “temporary structure” under the CT State Building Code.

The proposed site of the Hospitality Tent is a level lawn area adjacent to the Spa. Guests arrive via Mayflower’s main entry on Route 47 and are directed to the circle in front of the Spa. From there, they will follow a footpath across the lawn to the tent.

Tented functions are all staffed and catered by Mayflower.

### **Special Permit Standards**

**13.1.C.1** The proposed use is permitted by Special Permit in the R-1 District per Section 4.4.1. The 2014 Plan of Conservation & Development Appendix C – Village Centers Information includes Mayflower Inn & Spa among the “architecturally significant homes and other structures” near the Washington Green, thereby recognizing its contribution to the Green’s character, and states that “Maintaining this character is an important future objective...”

- 13.1.C.2** The characteristic Residential Scale of buildings and grounds at Mayflower was created to achieve an environment that is consistent with the neighborhood and Washington in general. With the same objective, the proposed Hospitality Tent is set low on the property, on a level section of lawn adjacent to the Spa. Its peak reaches only to the eave of the Spa.

The nearest residence not owned by Mayflower is 450' away. This is the same separation distance from the Shakespeare Garden, where many functions have been sited, to its nearest residence.

No increase is proposed to the longstanding tented function use as to size or intensity of the activity.

- 13.1.C.3** No change is proposed to the interior driveway access system of Mayflower which was vetted by the Fire Marshal and emergency services with the creation of the Spa in 2003.

- 13.1.C.4** No change is proposed to the present access configuration for Mayflower on State Highway 47, which is used to enter the site. The Hospitality Tent is an alternative venue, not a new use or activity, so will not alter traffic.

Historically, parking for tented functions at Mayflower has been accommodated comfortably by a combination of existing spaces and valet parking where cars can be stacked and retrieved on demand for outside guests. Mayflower will continue this practice, and proposes to install 6 additional spaces near the Spa to ensure that guests are properly served, and surrounding properties and public roadways are not impacted.

From experience, our evaluation of necessary parking for the Hospitality Tent is the combination of 29 valet spaces and 6 new spaces = 35 spaces. Although the precise use is not listed in Section 15.2, it seems closest to an *eating and drinking establishment* which requires parking in the range of 6-11 spaces per 1,000sf. Against the Hospitality Tent gross area of 3,700sf, 35 spaces equates to approximately 9.5 spaces per 1,000sf, comfortably in that range.

- 13.1.C.5** In 2003, Zoning determined that 116 and 118 Woodbury Road are deemed to be merged for Zoning purposes because a) they are contiguous with a common lot boundary, b) they have the same ownership, and c) they have co-mingled uses (see 11/21/2002 interpretation regarding contiguous lots - Hank Martin to Janet Hill re. meeting with Tom Byrne).

The combined properties total 45.922 acres and proposed lot coverage is 8.797%.

- 13.1.C.6** Substantial landscape screening is in place from the 2003 Mayflower Garden Spa & Rooms project and no additional screening is proposed.

**13.1.C.7** AH Howland's civil engineering for this proposal incorporates measures that control sedimentation, erosion, run-off and drainage, short and long term.

No activities are proposed within 100' of wetland soils, nor are any material changes proposed to topography, surrounding vegetation or drainage.

**13.1.C.8** Mayflower proposes no activity risking "...noise, fumes, odors, bright lights, glare, visual obstructions, vibrations, or other nuisance conditions..." Success of the Mayflower relies upon maintaining a level of peace and quiet for guests as well as neighbors. No noise generating equipment is proposed.

Exterior lighting will be a continuation of Mayflower's approach, using low wattage "mushroom" style path lights where necessary to get to and from the tent, and low wattage festoons over the open terrace.

**13.1.C.9** No blasting or earth or rock removal is proposed.

**Standards Specific to the Use**

**13.9** Mayflower Inn & Spa conforms to applicable sections of the Public Health Code of the State of Connecticut, and Health Department approval has been granted for this proposal.

**13.9.A** The present Mayflower property of +/- 46 acres exceeds the minimum requirement of 5 acres.

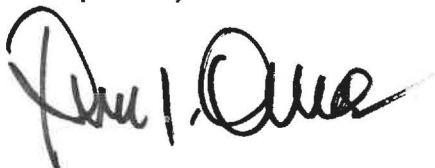
**13.9.B** The present Mayflower property has street frontage of 670' on State Highway 47, exceeding the minimum requirement of 500'.

**13.9.C** The proposed structure is approximately 350' from the nearest lot not owned by Mayflower. It is approximately 150' from #35 Wykeham Road which is owned by Mayflower. Both exceed the minimum required setbacks.

**13.9.4** Proposed buildings and structures conform to the stated setbacks.

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

Respectfully submitted on behalf of Mayflower Inn & Spa,



Reese Owens  
Reese Owens Architects LLC



# Mayflower Inn & Spa

WASHINGTON, CONNECTICUT

19 November 2019

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

Land Use Commissioners:

With this letter Mayflower Inn 2013, LLC authorizes Reese Owens to act as its agent(s) in connection with land use matters regarding property at 116 and 118 Woodbury Road in Washington, CT.

Sincerely,

---

Israel Benyair, General Manager  
Mayflower Inn & Spa  
118 Woodbury Rd  
Washington, CT 06793

# 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 MAYFLOWER INN 2013, LLC

Subject Property Address 116 WOODBURY 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

11.20.2019

REESE OWENS AS AGENT TO OWNER

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.



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016301

**Mayflower Inn & Spa**

50 Portland Road, Suite 3  
Kennebunk, Maine 04043  
(207) 967-4750



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