Washington Zoning Commission

COMPLETION REPORT – LIST OF ITEMS IN FILE

The Premier Trust, Inc. dated: 11-16-2021

Address of Proposed Use: 157 Calhoun St \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

√ Mailing Address of Property Owner

√ Agent Authorization Letter - Name and contact information for authorized agent (if applicable)

√Mandatory Pre Application Form

√Fee Paid $150 Special Permit, Check payable to Town of Washington check #3113

√ Proposed Use: \_Accessory Apartment (Proposed Guest House)- detached

√ Zoning Regulation Section(s): 13.11.3 Zoning District: R-1

√ Attached a written statement with a Description of the Proposed Use

For new buildings include: n/a

For new businesses: n/a

 √ Site plan or survey map showing:

 √ Location of proposed or **existing** building:

 √ Location of septic system

Distance to the proposed structure, parking spaces, etc.:

 from each boundary line

 from the septic system

Also Required for **ALL** applications:

√Health Dept. approval **-** signature of Health Department Agent/Dated 5-19-2021

√ State Tax of $60 to be included with fee - Check payable to Town of Washington- check #136

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

n/aProof of Zoning Board of Appeals approval and filing on Land Records, if applicable

n/a Driveway sign-off from First Selectman, if applicable

√ Signature of Property Owner/Dated

√ Telephone Number

√ Email Address-Agents

Administrative Review/ZC Mtg – 11-19-2021

●Highlighted items need to be addressed

**SECTION 4.4 USES BY SPECIAL PERMIT**

 **4.4.8 Accessory apartment, detached, per Section 13.11.**

**SECTION 13 - SPECIAL PERMITS**

13.1.C **Special Permits Standards.** Please address how this proposed detached apartment meets the special permit standards under this section.

 1. That the proposed use and any building or other structure in connection therewith are consistent with the objectives of the Plan of Conservation and Development for the Town of Washington, and the intent and requirements of the Zoning Regulations as such documents may be amended.

2. That the location, type, character, size, scale, proportion, appearance, and intensity of the proposed use and any building or other structure in connection therewith shall be in harmony with and conform to the appropriate and orderly development of the Town and the neighborhood and will not hinder or discourage the appropriate development and use of adjacent property or substantially or

 permanently impair the value thereof.

3. That the nature and location of the proposed use and any building or other structure in connection therewith shall be such that there will be adequate access to it for fire protection purposes and other emergency services.

4. That the Town’s existing rural street network, which includes state highways and Town streets serving the proposed use and any building or other structure in connection therewith are adequate, including without limitation, in width, grade, alignment, *capacity*, and sight lines to carry prospective traffic; that provision is made for entering and leaving the property in such a manner that no undue hazard to traffic or undue traffic congestion is created; and that adequate off-street parking and loading facilities are provided.

5. That the lot on which the use is to be established is of sufficient size and adequate shape, dimension, and topography to permit conduct of the proposed use and any building or other structure in connection therewith in such a manner that will not be detrimental to the neighborhood or adjacent property.

6. That provision is made for suitable landscaping to protect the neighborhood and adjacent property with a permanent landscaped buffer of evergreens, natural topography, stonewalls, or other appropriate screening material.

7. That the proposed plans have provided for the conservation of natural features, drainage basins, the protection of the environment of the area, and sustained maintenance of the development.

8. That the proposed use and any building or other structure in connection therewith will not create a nuisance such as noise, fumes, odors, bright lights, glare, visual obstructions, vibrations, or other nuisance conditions at or beyond the property line.

9. Blasting and/or removal of earth and indigenous rock shall be kept to the minimum necessary to accomplish any proposed improvement.

13.11. **Accessory Apartments**.

13.11.3 Accessory Apartment, Detached: **See letter to LUA date 11-16-2021**

 B. The owner should provide a letter stating that they shall reside on the property throughout the duration of the permit for the accessory apartment. **Is the 11-16-2021 letter sufficient?**

 D. The Town Health Department has approved the plan – **Date of Approval?**

 G. The accessory apartment is clearly subordinate to, and clearly smaller in ground floor area and volume, than the principal dwelling on the property. **Principle dwelling is 5572 sf**