

TOWN OF WASHINGTON  
Bryan Memorial Town Hall  
Post Office Box 383  
Washington Depot, Connecticut 06794  
Zoning Commission Regular Meeting

**MINUTES**

December 18, 2023

7:30 P.M. – Hybrid Meeting

**MEMBERS PRESENT:** J. Hill, D. Werkhoven, V. Andersen, J. Averill

**MEMBERS ABSENT:** B. Farrell

**ALTERNATES PRESENT:** S. Smith

**ALTERNATES ABSENT:** S. Mongar, L. Adams

**STAFF PRESENT:** S. White, T. Rill

**PUBLIC PRESENT:** R. Solomon, M. Purnell, D. Arturi, Ann Jamieson (Press: Voices)

**PUBLIC HEARING(S):**

None.

**REGULAR MEETING:**

The meeting was called to order at 7:35pm.

Chair Hill seated herself, Mr. Werkhoven, Mrs. Averill and Ms. Smith for Mr. Farrell.

**CONSIDERATION OF THE MINUTES:**

**November 27, 2023, Regular Meeting Minutes:**

**MOTION:** To approve the November 27, 2023, Regular Meeting Minutes of the Washington Zoning Commission, as submitted, by Mr. Werkhoven, seconded by Mrs. Averill, approved unanimously.

Mrs. Andersen arrived at 7:37pm and was seated by Chair Hill.

**PENDING APPLICATIONS:**

None.

**NEW APPLICATIONS:**

None.

**OTHER BUSINESS:**

**Possible Revision of Section 13.16 Re: Shop and Storage Use Building in the R-1 District:**

Chair Hill stated the subcommittee had met the previous week and had discussed the following options:

the addition of only one shop and storage building per property, a minimum setback requirement, circumstances for the property owner to rescind their application and revised the size of the outdoor storage to go from 5,000 square feet to 3,000 square feet.

The goal of the revisions would be to ensure the protection of residential neighborhoods, while allowing the property owner some wiggle room from the current regulations.

Mrs. Andersen questioned if the property owner would need to prove that they had a business. Chair Hill stated she did not believe it was necessary.

Mrs. Hill then questioned if the property owner were to have a pre-existing barn on the property, if they would still be allowed to have a structure for shop and storage. Chair Hill stated that yes, it would be possible.

The Commission agreed to wait until the January 22, 2024, regularly scheduled Zoning Commission meeting to begin the process of a referral to the Planning Commission and Council of Governments.

#### **Enforcement:**

There was no Enforcement Report for this evening's meeting.

#### **Invoices and Communications:**

Ms. White, Land Use Administrator, informed the Commission that legal expenses for the month of November had used much of the remaining budget for the fiscal year, leaving the Commission with approximately a little over \$800.00 until July 1, 2024. It was noted that the consultant line item in the budget would most likely be used to pay the fees, however, with proposed revisions to the Zoning Regulations in the future, the Commission should be aware of the issue and opt to only obtain counsel when absolutely needed.

Chair Hill informed the Commission that she has written letters that have been sent to Aquarion Water as well as the Department of Public Health regarding 101 Wykham, LLC's water supply and service and fire suppression, both of which are not in the Zoning Commission's jurisdiction, however Chair Hill wanted to send them the information to look over for accuracy. She added that neither are obligated to respond to her questions.

She added that she has spoken with First Selectman, Jim Brinton regarding a possible meeting with the Fire Marshall so that he could explain his sign-off reasoning and any questions the neighbors may have. Chair Hill stated that this should be discussed with the Selectman's Office, not the Land Use Office.

Mrs. Andersen questioned if 101 Wykeham, LLC had yet to file on the Land Records that they are prohibited from opening a school on the property for 50 years, as stated in the Settlement Agreement. After some discussion, Ms. White clarified that the property owner had signed and filed the Site Plan Agreement with the Conditions and Special Permit on the land records with Washington's Town Clerk, and Attorney Zizka advised that this was sufficient.

#### **Administrative Business:**

The Commission was reminded that there will be a Public Hearing on January 8, 2024, at 7:30pm for PA 21-29 – Proposed Section 13.12 - Multi-Family Housing.

#### **2024 Meeting Calendar Approval:**

**MOTION: To approve the 2024 Washington Zoning Commission Regular Meeting Calendar, by Mr. Werkhoven, seconded by Chair Hill, approved unanimously.**

**Privilege of the Floor:**

Ms. Purnell stated that Condition #15 of the Conditions of Approval in which 101 Wykeham, LLC is prohibited from opening a school on the premises for 50-years, had not been properly proven by the applicant, therefore, the applicant should not have been considered compliant at the November 6, 2023 Special Meeting.

**Adjournment:**

**MOTION: To adjourn the December 18, 2023, Washington Zoning Commission Regular Meeting at 8:05pm, by Mrs. Andersen, seconded by Mrs. Averill, approved unanimously.**

Meeting Recording can be found here:

[https://townofwashingtoncc-my.sharepoint.com/:u:/g/personal/trill\\_washingtonct\\_org/EYsqrJP9201MuvXpyAAZbQcBrq58voRgkKBxngWfcp9X6A?e=LBc7kP](https://townofwashingtoncc-my.sharepoint.com/:u:/g/personal/trill_washingtonct_org/EYsqrJP9201MuvXpyAAZbQcBrq58voRgkKBxngWfcp9X6A?e=LBc7kP)

Respectfully Submitted,

Tammy Rill

**Land Use Clerk**

**December 19, 2023**