Washington Zoning Commission

COMPLETENESS REPORT

SMF Universal, LLC – 124 New Milford Turnpike Application dated: 2-9-2022 Revised 3-8-2022

√ Mailing Address of Property Owner

√Name and contact information for authorized agent (if applicable)

√Agent Authorization Letter

√Mandatory Pre-Application Form

√Fee Paid, Check payable to Town of Washington

√ Proposed Use: \_Office, Retail, and Housing in Business District

√ Zoning Regulation Section(s): 7.3.6,7.4.9, 13.11.3 Zoning District: B-1

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

√ Site plan or survey map:

Plan set titled, “SMF Universal, LLC, 124 New Milford Turnpike” prepared for SMF Universal, LLC, By Artel Engineering, dated 1/13/2022, Cover Sheet, Property & Topographical Map (prepared by New England Land Surveying 1-6-2022) sheet 2, Site Plan, sheet 3, Grading, Utility, and Sediment and Erosion Control Plan, sheet 4, Planting Plan, sheet 5, Sediment and Erosion Control Notes, sheet 5, Details, sheet 6

√Attach a floor plan(s):

Plan set titled, “Existing Plans and Demolition Plans,” “Proposed Plans,” prepared for SMF Universal, LLC, Shops & Apartments, by Goodhill Design Associates

Also Required for **ALL** applications:

?Health Dept. approval **-** signature of Health Department Agent/Dated – **Letter to Health Department dated 2-9-22 from D. Virbickas, P.E. - stating the estimated daily sewage generation will be slightly less than the estimated sewage flows at the time of the septic system installation and his professional recommendation that a code approved filter on the septic tank outlet and water meter on the potable water service be installed.**

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

√Proof of IWC Approval, if applicable

√Proof of Zoning Board of Appeals approval and filing on Land Records, if applicable **Approved 3-9-2022 by IWC**

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

√ Signature of Property Owner/Dated √ Telephone Number √ Email Address

**Administrative Review**

**For 2-28-2022 ZC Mtg**

**•** ZC can schedule a public hearing. Applicant to address the highlighted areas

**•**2-9-22 Letter to Housatonic Health District from D. Virbickas, PE, stating that the existing septic is sufficient. Need confirmation that Health Department agrees.

**3-25-2022 for 3-28-2022 Public Hearing**

7.5\*\* **Maximum Lot Coverage.** The Commission may, by Special Permit, upon review of a site plan and other information supplied by the applicant, approve an increase of up to 50 percent in the maximum permitted lot coverage if: **Allowable is 25% Existing is 46.81% Proposed is 0%**

**The applicant is proposing no change in the existing lot coverage.**

7.6\* **Minimum Setback and Yard Dimensions.** The Commission may, by Special Permit, upon review of a site plan and other information supplied by the applicant, approve a reduction of up to 50 percent in the minimum setback and yard dimensions under Section 11.6 of these regulations if the conditions set forth below are met. The Commission may not approve any reduction in the setbacks required by Section 7.7. **The Applicant is not proposing any changes in the location of structures in regards to setbacks**

7.8\* **Development Options Permitted by Special Permit.** The Commission may permit the following site development option upon approval of a separate Special Permit application. To be considered favorably, the applicant must demonstrate to the Commission’s satisfaction that the requirements and conditions of Section 7.9 and all other applicable sections of these Regulations have been met.

7.8.1 Split Lots. Notwithstanding the provisions of Section 3.2 of these regulations, for any lot that is divided by the boundary between the B-1 District and an adjoining district, the Commission may issue a Special Permit for the portion of the lot within the B-1 District to allow any use that would be permissible on any lot that is wholly within the B-1 District. **The applicant has been notified that the B-1 boundary indicated on the Zoning Permit Plan should be confirmed. However, there are no structural or site plan changes to the property at this time and the structure itself is entirely within the B-1 District according to the maps on file in the Land Use Office.**

7.9† **Conditions for a Special Permit in the B-1 District.** The intention of the Commission is to encourage small scale development in the New Preston Business District that is both appropriate for Washington and consistent with the historical character of New Preston. In considering any application for a Special Permit in the B-1 District, the Commission will require that the applicant demonstrate that reasonable consideration has been given to the following:

7.9.1 The preservation of historically significant structures. **Not applicable**

7.9.2 Architecture that is harmonious in style, size, and proportion with traditional architecture typical elsewhere in the District and in the Town. **No changes have been proposed to the exterior**

7.9.3 The use of building materials that are harmonious in appearance with those typical elsewhere in the District and in the Town. **No changes have been proposed**

7.9.4 Appropriate consideration of building size and site design, possibly including submission of architectural elevations, renderings, or photographs to clarify issues regarding visual impact and building relationships.

7.9.5 Site planning and landscaping that: **Commission may want to consider**

A. Enhance the attractiveness of the proposed development

B. Screen unsightly elements such as parking lots, utilities, and

unattractive accessory structures, from public view

C. Help to visually or physically integrate the proposed

development into the District and the Town.

7.9.6 Establishment and maintenance of landscape buffers satisfactory to the Commission. **Commission may want to consider**

7.9.7 The design of curb cuts, driveways, and parking lots that help to improve traffic patterns or limit additional congestion on Route 202, East Shore Road, Main Street, and New Preston Hill Road. **No changes are being proposed at this time.**

7.9.8 Buildings set back at least fifty (50) feet from any property line adjoining a use that is not of a business or commercial nature. **No new buildings are proposed**

7.9.9‡ Paved areas set back at least fifty (50) feet from any property line adjoining a use that is not of a business or commercial nature. **No newly proposed paved areas are being proposed.**

**13.1.C Special Permit Standards: See applicant’s narrative submitted with application**

**13.13 Housing in Business Districts** In addition to the general requirements of Section 13.4 above, a Special Permit for residential uses in business buildings shall meet the following requirements:

13.13.1 It shall be the intent of the regulation to provide for residential uses in business buildings in the several business areas of Washington for the purpose of:

A. Increasing economic vitality in these areas,

B. Providing convenient housing, particularly for elderly persons, and

C. Utilizing existing space in an efficient and socially useful manner.

13.13.2 The building shall be found by the Commission to be capable of being altered, remodeled, or rehabilitated to accommodate habitation in a safe and healthful manner.

13.13.3 The lot area shall be sufficient to meet the requirements of the principal business use plus one parking space for each apartment unit.

13.13.4 Each apartment shall be equipped with its own kitchen, bath, and utility services.

13.13.5 The apartment may utilize the existing sanitary system on the lot if approved by the Health Department, but a complete new sanitary system may be required if it is found by the Health Department or its agent to be inadequate for the proposed use or if insufficient data is available concerning the nature of the existing system.

13.13.6 Each apartment shall have outside access convenient to the parking area and vehicular and pedestrian access to the lot. Apartments located on upper floors shall have at least one access to ground level for the exclusive use of the apartment.

**3-25-2022 –** Waiting to hear back from applicant regarding additional items that need to be addressed. Applicant notified:

1. Confirm that B-1 Zone boundary is correct on the submitted ZP plan.
2. Is there a response from the Health Dept regarding 3-1-22 letter
3. Exterior Lighting plan

Sanitarian has been notified a 2nd time on 3-24-22 – we have not received an answer at this time

**4-22-2022 –** Land Use Office has not received any update regarding Health

-At this time a lighting plan has not been submitted or a revised parking plan addressing the D.O.T. right of way.

-2-28-2022 Application was accepted by Zoning - Public Hearing Scheduled for 3-28-2022 – continued to 4-25- 2022 (28 of 35 allowable days) – Applicant can request an extension for another 35 days for a total of 65 days

**List of Documents on File for PH 3-28-2022-124 New Milford Turnpike:**

1. Special Permit Application for Office, Retail and Housing in B-1 District, signed by S. Shabet, dated 2-9-2022
2. undated - P124 New Milford Turnpike, Washington, CT – Narrative for Special Permit Application

Per section 13.1.C of the Town of Washington

1. 2-2-2022 & 3-1-2022 Agent authorization signed by P.O.
2. 2-2-2022 Mandatory Pre Application signed by P.O.
3. 2-9-2022 Letter to A.J. Cresci, Health Department from D. Virbickas, P.E.
4. 2-28-2022 Special Permit Application Administrative Completeness Report
5. 2-28-2022 ZC Mtg Minutes, page 5
6. 12-19-2021 & 2-9-2022 Architectural Plan Set
7. “Existing Plans and Demolition Plans” dated 12-19-2021
8. “Proposed Plans” dated 2-9-2022
9. “Proposed Electrical Plan” dated 2-9-2022

Prepared for SMF Universal – Shops & Apartments by Goodhill Design Associates

1. 3-8-2022 Revised Special Permit Application
2. Revised narrative
3. Notice of Public Hearing to Neighboring Property Owners, by T. Rill
4. “Zoning Permit Plan,” prepared for SMF Universal, LLC, by Artel Engineering Group, LLC, Sheet 1 dated 3-8-2022
5. Abutter List
6. Certificate of Mailing Receipts
7. 3-24-2022 J Hill review of application
8. S White response to J Hill review w/questions
9. 3-28-2022 Administrative Report by S White
10. 4-22-2022 Administrative Report by S White