



CIVIL ENGINEERS  
LAND SURVEYORS  
SOIL SCIENTISTS  
LAND PLANNERS

February 23, 2024

Town of Washington, Land Use  
Washington Town Hall  
2 Bryan Hall Plaza  
Washington Depot, Connecticut 06794

**Re: 270 Nettleton Hollow Road, Washington, Connecticut  
Proposed Accessory Building**

Dear Commission Members

This letter is to address the comments of Ms. Shelley White in their memorandum to the Commission dated February 22, 2024 regarding the proposed site development plan located at 270 Nettleton Hollow Road, Washington, Connecticut. Please find the comment of Ms. Shelley White in italics followed by my response in bold:

*13.11.3 Accessory Apartment, Detached. A detached accessory apartment may be permitted in conjunction with a single family dwelling on the same property in compliance with the following provisions:*

*A. No more than one detached accessory apartment shall be permitted per property.*

**This is the one and only detached accessory apartment.**

*B. The owner of the property shall reside on the property throughout the duration of the permit for the accessory apartment.*

**This is understood and correct.**

*Already done - C. The accessory apartment shall be equipped with its own kitchen and full bath.*

*Already done - D. The Town Health Department shall approve the water supply and septic system for the principal dwelling and the accessory apartment.*

*E. The apartment shall contain at least 400 square feet of floor area. Floor area shall be the finished floor area of all floor levels within the perimeter of the outside walls of the accessory structure, not including open air porches and decks, garages and unfinished basements and unfinished attics, and without deduction for hallways, stairs, closets, thickness of walls, columns, or other features as per State of Connecticut Building Code.*

**It is greater than 400 square feet.**

*F. The apartment shall not contain more than 1,200 square feet of floor area.*  
**Each floor is 590 square feet for a total of 1,190 square feet.**

*G. In all cases, an accessory apartment must be clearly subordinate to, and clearly smaller in ground floor area and volume, than the principal dwelling on the property. For new accessory buildings also see Section 12.5.2.*


**The main residence is 3,475 square feet so the accessory building complies with the above.**

*Already done per site plan - H. The apartment shall utilize the same driveway as the principal use.*

*Already done per site plan - I. At least two additional off street parking spaces shall be provided for the use of the accessory apartment.*

If you have additional questions, please do not hesitate to contact me at (860) 354-9346.

Sincerely,  
**Arthur H. Howland & Associates, P.C.**

A handwritten signature in black ink, appearing to read 'P. Szymanski'.

Paul S. Szymanski, P.E.  
President