



dean pushlar ASLA, PLA
licensed landscape architect

Memo

Date: January 24, 2023

To: Town of Washington
Zoning Commission
Bryan Memorial Town Hall
Po Box 383
Washington Depot, CT 06754

Re: 254 New Milford Turnpike

Notes:

Below are the zoning regulation sections effected by the proposed modification to the existing special permit.

9.5 Maximum Lot Coverage.

Lot coverage will increase with the addition of a gravel parking area. 7694 s.f. previously removed building of 628 s.f. The proposed coverage is within the required maximums.

9.6 Minimum Setback and Yard Dimensions.

Gravel parking area to be set 7'-6" from the side yard property line. 50% reduction of the 15' required sideyard setback.

11.6.3 A. Open fences that are no more than 8 feet tall are exempt from the requirements of Sections 11.6.1 and 11.6.2. B. Semi open fences and closed fences, including picket fences and stone walls, are exempt from the requirements of 11.6.1 and 11.6.2 if 1. They are no more than 4 feet tall. A 4' fence is proposed along the northeast property line. 6' fences exist and are proposed elsewhere on the property.

12.3 Buffers.

A landscape buffer is proposed along the northeast property line between the gravel parking area and property line. (see L-1.0 site plan as approved by the inland wetland commission)

12.15 Outdoor Lighting in Residential Districts.

Outdoor lighting is proposed as part of this modification to the special permit. The existing lighting will be modified to meet the lighting regulations.

15.2 Number of Parking Spaces.



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The new gravel parking area will increase the existing parking by 20 spaces to offset the parking that was lost from across the street. Portions of the area behind the buildings at 254 New Milford turnpike existed prior to the adoption of the latest regulations specifically section 9.6. One building was removed and the gravel area was expanded as per the submitted plan L-2.0 zoning plan. The gravel area is to be used primarily for tenants of the apartments and employees of the White Horse pub.

Please feel free to reach out to me with any questions or comments regarding the attached plan. I look forward to a favorable resolution from the commission.

Best Regards,

Dean Pushlar, ASLA, PLA