

# Town of Washington Zoning Commission

## Special Permit Application

A Special Permit is required for specific uses as listed in the Zoning Regulations for each Zoning district.

Address of Proposed Use: 292 Bee Brook Road, New Preston, CT, 06777

Name and Mailing Address of Property Owner:

Stephanie Ingrassia 19 Whittlesey Rd, New Preston CT 06777

Name and contact information for authorized agent (if applicable – attach letter of authorization):

Ausha Dalgado 727-686-0376

Application is for (Check One):

**New Special Permit - Fee: \$150**

Proposed Use: Temporary - SHAG Festival

Zoning Regulation Section: 12.8.5

Zoning District: R-1 Historic District:  yes  no

Attach a written statement with a Description of the Proposed Use. For new buildings include information such as the height and dimensions, for new businesses: type of business, hours of operation, number of employees, square footage of business area, etc. Also attach description of how the proposed use complies with each of the requirements of the specific special permit section listed above.

Attach site plan or survey map showing location of proposed or existing building, location of septic system, distance from each boundary line and from the septic system to the proposed structure, parking spaces, etc.

Attach a floor plan.

**\*\*\*ALL PLANS/MAPS MUST BE FOLDED TO FIT IN LEGAL SIZE FOLDER\*\*\***

**Modification of an existing Special Permit – Fee \$50**

Approved Use: \_\_\_\_\_

Zoning Regulation Section: \_\_\_\_\_

Date of Approval: \_\_\_\_\_

Attach a written description of the proposed revision and why it is needed.



liesha delgado <lieshadelgadoshf@gmail.com>

**Fwd: SHAG permit**

1 message

**Stephanie Ingrassia** <stephingrass@gmail.com>  
To: Liesha Delgado <lieshadelgadoshf@gmail.com>

Mon, Mar 21, 2022 at 7:47 AM

Sent from my iPhone

Begin forwarded message:

**From:** Stephanie Ingrassia <stephingrass@gmail.com>  
**Date:** February 24, 2022 at 10:13:30 AM EST  
**To:** mhaverstock@washingtonct.org  
**Cc:** Shelley White <swwhite@washingtonct.org>  
**Subject:** SHAG permit

Hi MaryAnn.

Please find the answers in res for permitting purposes. If you're fine with the map from last year, I will resubmit. Nothing has changed or been added since last summer.

Thank you.

Stephanie Ingrassia

Good afternoon,

The Town of Washington Land Use Office is in receipt of your Special Permit Application for a new special permit for the Spring Hill Arts Gathering (AKA SHAG) Festival.

The Special Permit Application is currently missing the following required information:

1. Please include a written description of the proposed use as described in the application for a new special permit, including but not limited to date of the event and hours of operation.

SHAG, Spring Hill Arts Gathering, was created for the purpose of bringing the arts to the community of Washington. We will bring live music, visual art and dance to the site over four days, starting on June 16th-19th from the hours of 5-10pm. We will also provide food and drink.

2. Under Section 12.8.5: Temporary Uses Requiring a Special Permit:...such uses shall be subject to the standards of Section 13.1.C of these regulations and shall be limited to circuses, carnivals, festivals, concerts, artistic performances, galas and similar type entertainment. The Town of Washington Land Use Office requires the application to include a response to each of the standards (below) to show compliance with 13.1.C Standards: After the conclusion of the public hearing, the commission may approve an application to permit the establishment of one or more of the uses for which a Special Permit must be secured if it shall find that the proposed use and any building or other structure in connection therewith will conform to the following general standards in addition to any specific standards set forth in these Regulations for particular Special Permit uses.

Please include responses to each of the following standards to comply with Section 13.1.C:

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.

*The structures on the site have been approved by the town of Washington. Nothing new has been erected.*

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.

*The location of structures are compliant with the Town.*

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.

*Access for emergency purposes is compliant with the Town.*

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.

*There will not be any parking on the road. The site can accommodate all cars.*

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.

*The lot is of sufficient size and protected from the neighbors.*

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.

*The screening is in place.*

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.

*Again, all plans have been approved by the Town since 2018.*

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.

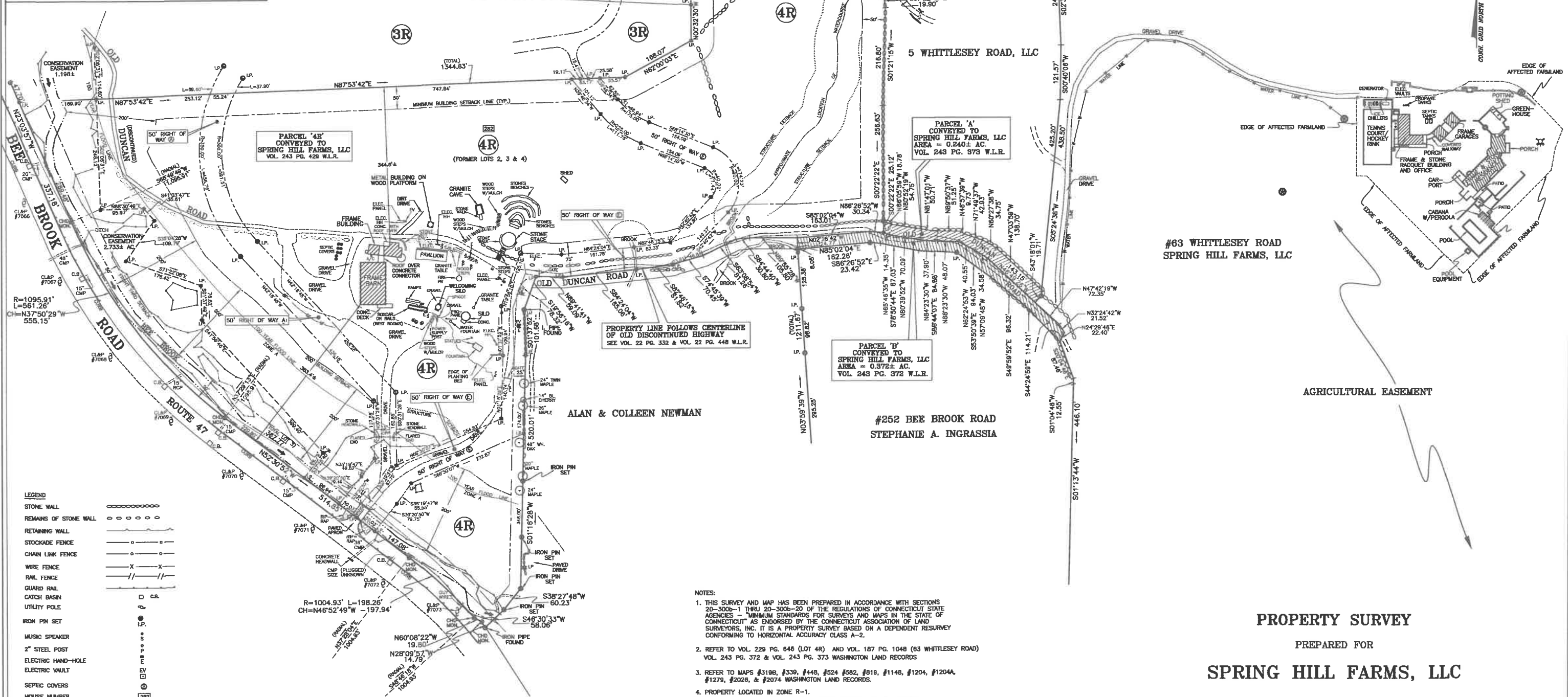
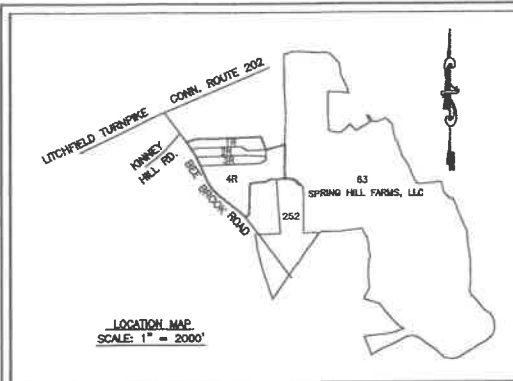
*Again, all plans have been approved by the Town since 2018.*

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

*No blasting has occurred in 2022.*

3. Please include a site plan for the event. This would include any temporary structures, applicable floor plans, parking areas or other site information related to the event. In previous years, a Festival Site As Built was submitted as part of the zoning application and included required information for the event. Attached are some maps and plans used for the event previously that may help your current application.

Sent from my iPhone



**LEGEND**

STONE WALL	-----
REMAINS OF STONE WALL	o-o-o-o-o
RETAINING WALL	-----
STOCKADE FENCE	-----
CHAIN LINK FENCE	o-o-o-o-o
WIRE FENCE	x-x-x-x-x
RAIL FENCE	-  -  -
GUARD RAIL	-----
CATCH BASIN	□ C.B.
UTILITY POLE	⊙
IRON PIN SET	⊙ I.P.
MUSIC SPEAKER	⊙
2" STEEL POST	⊙
ELECTRIC HAND-HOLE	⊙
ELECTRIC VAULT	⊙
SEPTIC COVERS	⊙
HOUSE NUMBER	222

- NOTES:**
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A PROPERTY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
  2. REFER TO VOL. 229 PG. 646 (LOT 4R) AND VOL. 187 PG. 1048 (63 WHITTLESEY ROAD) VOL. 243 PG. 372 & VOL. 243 PG. 373 WASHINGTON LAND RECORDS
  3. REFER TO MAPS #3198, #339, #448, #524 #582, #810, #1148, #1204, #1204A, #1279, #2026, & #2074 WASHINGTON LAND RECORDS.
  4. PROPERTY LOCATED IN ZONE R-1.
  5. REFER TO MAP ENTITLED "52.724± ACRES PROPERTY/BOUNDARY SURVEY SUBDIVISION MAP PREPARED FOR JAMES E. DIBBLE BEE BROOK ROAD A/K/A ROUTE 47 WASHINGTON, CONNECTICUT APRIL 1998 SCALE: 1" = 100' BY T. MICHAEL ALEX L.L.S.
  6. REFER TO MAP ENTITLED "PROPERTY SURVEY PREPARED FOR 5 WHITTLESEY ROAD, LLC WASHINGTON, CONNECTICUT SCALE: 1" = 100' JANUARY 28, 2014 TOTAL AREA = 20.797± AC. GRAPHIC SCALE 1" = 100' BY THIS OFFICE.
  7. REFER TO MAP ENTITLED "PROPERTY SURVEY PREPARED FOR STEPHANIE A. INGRASSIA WASHINGTON, CONNECTICUT SCALE: 1" = 100' AUGUST 28, 2010 (FIELD WORK DONE 9/5/08) TOTAL AREA = 60.860± ACRES GRAPHIC SCALE 1" = 100' BY THIS OFFICE.
  8. WETLANDS FLAGGED BY MICHAEL TEMPLE, SOIL SCIENTIST AND TAKEN FROM PLAN PREPARED BY BRIAN NEFF P.E.
  9. FLOOD LINE TAKEN FROM FLOOD INSURANCE RATE MAP TOWN OF WASHINGTON, CONNECTICUT LITCHFIELD COUNTY COMMUNITY-PANEL NUMBER 090057 0005C MAP REVISED SEPTEMBER 30, 1992.

"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"

*Charles C. Farnsworth*

CHARLES C. FARNSWORTH L.L.S.  
CONN. REG. #15768

**JOHN M. FARNSWORTH & ASSOCIATES**  
26 STUART ROAD WEST BRIDGEWATER, CT 06752  
PH: 860-354-1251 FAX: 860-354-7691  
EMAIL - charlesfarnsworth@charter.net



**PROPERTY SURVEY**

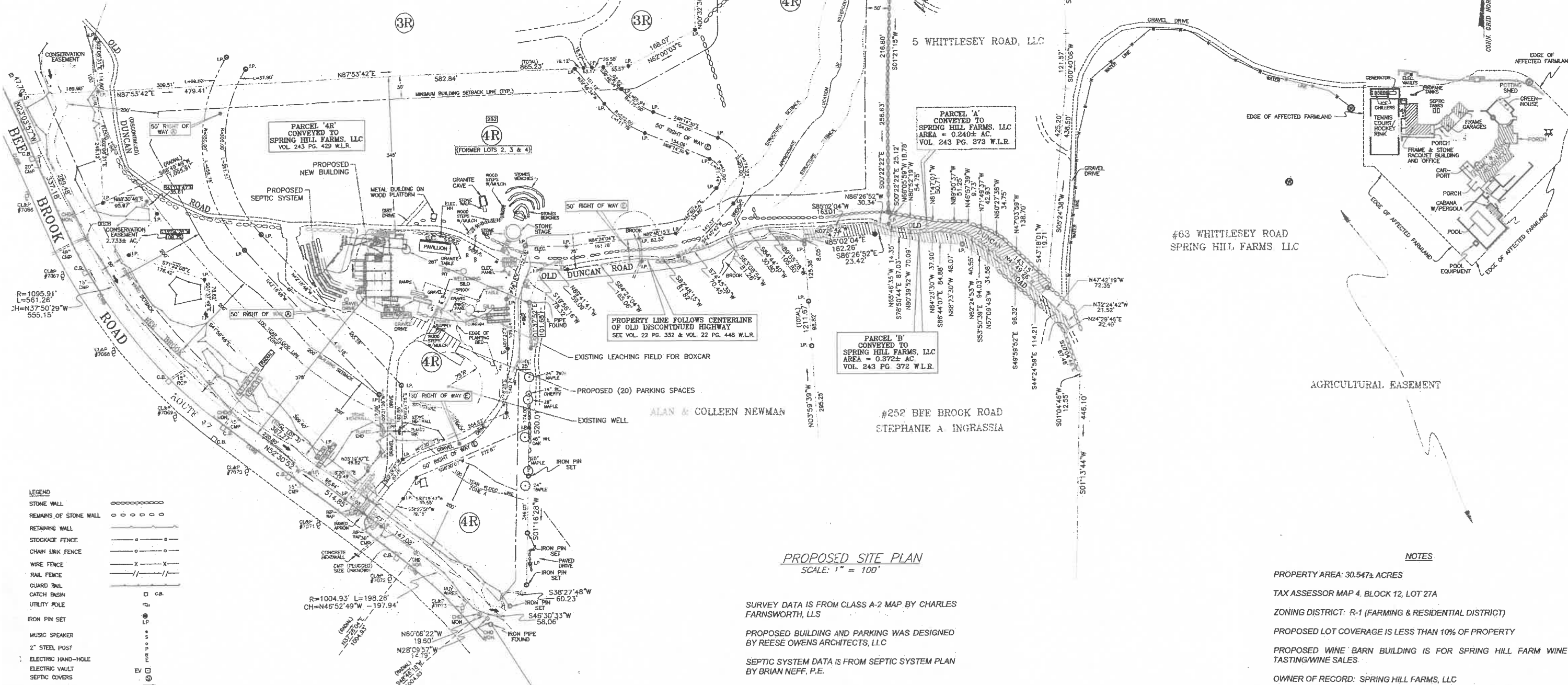
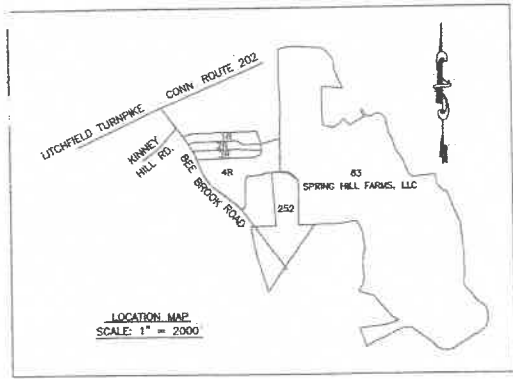
PREPARED FOR  
**SPRING HILL FARMS, LLC**

#282 BEE BROOK ROAD  
WASHINGTON, CONNECTICUT.

SCALE: 1" = 100' NOVEMBER 4, 2020

GRAPHIC SCALE

( IN FEET )  
1 inch = 100 ft.



- LEGEND**
- STONE WALL
  - REMAINS OF STONE WALL
  - RETAINING WALL
  - STOCKADE FENCE
  - CHAIN LINK FENCE
  - WIRE FENCE
  - RAIL FENCE
  - GUARD RAIL
  - CATCH BASIN
  - UTILITY POLE
  - IRON PIN SET
  - MUSIC SPEAKER
  - 2" STEEL POST
  - ELECTRIC HAND-HOLE
  - ELECTRIC VAULT
  - SEPTIC COVERS
  - HOUSE NUMBER

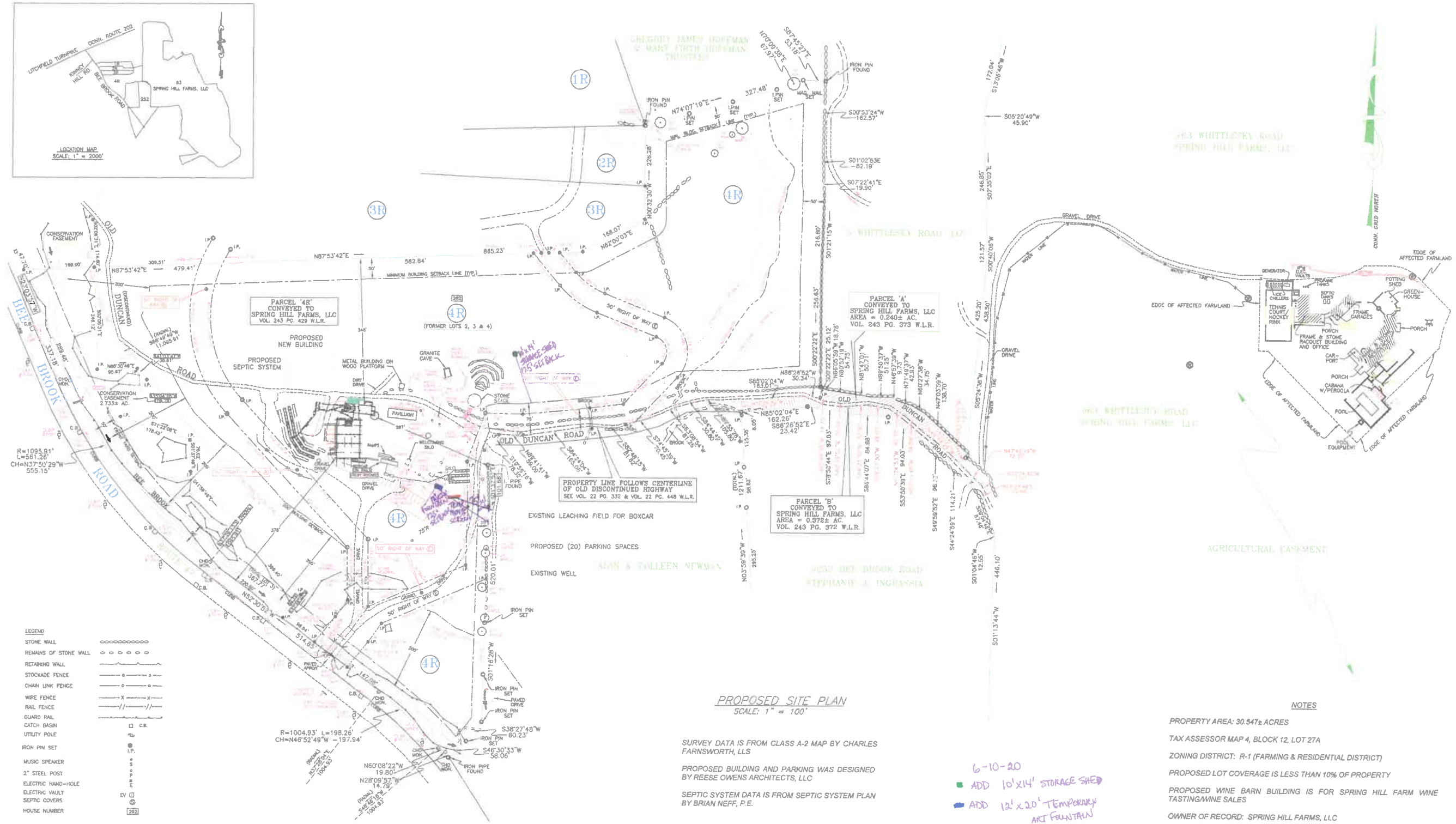
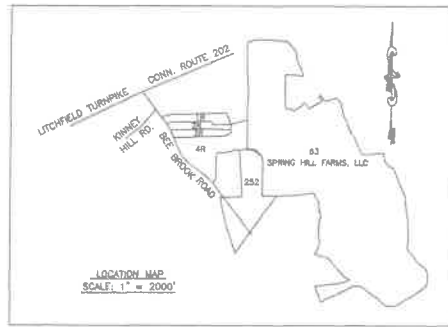
SURVEY DATA IS FROM CLASS A-2 MAP BY CHARLES FARNSWORTH, LLS  
 PROPOSED BUILDING AND PARKING WAS DESIGNED BY REESE OWENS ARCHITECTS, LLC  
 SEPTIC SYSTEM DATA IS FROM SEPTIC SYSTEM PLAN BY BRIAN NEFF, P.E.

**NOTES**

- PROPERTY AREA: 30.547± ACRES
- TAX ASSESSOR MAP 4, BLOCK 12, LOT 27A
- ZONING DISTRICT: R-1 (FARMING & RESIDENTIAL DISTRICT)
- PROPOSED LOT COVERAGE IS LESS THAN 10% OF PROPERTY
- PROPOSED WINE BARN BUILDING IS FOR SPRING HILL FARM WINE TASTING/WINE SALES.
- OWNER OF RECORD: SPRING HILL FARMS, LLC

FESTIVAL SITE # A-3 BUILT - 9/1/20

<b>PROPOSED PLOT PLAN</b>		
SPRING HILL FARMS WINE BARN		
282 BEE BROOK ROAD (RT. 47)		
WASHINGTON, CONNECTICUT		
DATE:	11-12-19	DRAWN BY:
REVISED:		B.E. NEFF
		DRAWING NUMBER:
		SHEET 1 OF 1



**PROPOSED SITE PLAN**  
SCALE: 1" = 100'

SURVEY DATA IS FROM CLASS A-2 MAP BY CHARLES FARNSWORTH, LLS  
 PROPOSED BUILDING AND PARKING WAS DESIGNED BY REESE OWENS ARCHITECTS, LLC  
 SEPTIC SYSTEM DATA IS FROM SEPTIC SYSTEM PLAN BY BRIAN NEFF, P.E.

6-10-20  
 ■ ADD 10'x14' STORAGE SHED  
 ■ ADD 12'x20' TEMPORARY ART FOUNTAIN  
 ■ ADD 14'x24' TEMPORARY MOBILE SCREEN

- LEGEND**
- STONE WALL
  - REMAINS OF STONE WALL
  - RETAINING WALL
  - STOCKADE FENCE
  - CHAIN LINK FENCE
  - WIRE FENCE
  - RAIL FENCE
  - GUARD RAIL
  - CATCH BASIN
  - UTILITY POLE
  - IRON PIN SET
  - MUSIC SPEAKER
  - 2" STEEL POST
  - ELECTRIC HAND-HOLE
  - ELECTRIC VAULT
  - SEPTIC COVERS
  - HOUSE NUMBER

**NOTES**

- PROPERTY AREA: 30.547± ACRES
- TAX ASSESSOR MAP 4, BLOCK 12, LOT 27A
- ZONING DISTRICT: R-1 (FARMING & RESIDENTIAL DISTRICT)
- PROPOSED LOT COVERAGE IS LESS THAN 10% OF PROPERTY
- PROPOSED WINE BARN BUILDING IS FOR SPRING HILL FARM WINE TASTING/WINE SALES
- OWNER OF RECORD: SPRING HILL FARMS, LLC

PROPOSED PLOT PLAN	
SPRING HILL FARMS WINE BARN	
282 BEE BROOK ROAD (RT. 47)	
WASHINGTON, CONNECTICUT	
DATE: 11-12-19	DRAWN BY: B.E. NEFF
REVISED: 6-10-20	DRAWING NUMBER: 1
BRIAN E. NEFF LICENSED ENGINEER 128 BACON ROAD ROXBURY, CT 06783 (860) 354-2246	