

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

MINUTES

March 25, 2024

7:30 P.M. – Hybrid Meeting

MEMBERS PRESENT: Chair Hill, B. Farrell, D. Werkhoven, V. Andersen (via Zoom)

MEMBERS ABSENT: J. Averill

ALTERNATES PRESENT: S. Smith, L. Adams

ALTERNATES ABSENT: S. Mongar

STAFF PRESENT: S. White, T. Rill, M. Haverstock

PUBLIC PRESENT: Mr. and Mrs. Keck, R. Owens, A. Carron, J. Gorra, D. Arturi, R. Solomon, B. Hagenbuch, P. Corvello, A. Jamieson (Press: Voices)

PUBLIC HEARING(S):

Request of Keck – 43 Winston Dr., for a Special Permit – Section 12.6.1 C General Home Occupation for one-on-one Pilates studio/personal training:

The Public Hearing was called to order at 7:30pm. Chair Hill, Mr. Werkhoven, Mr. Farrell, Mrs. Andersen and Ms. Smith were seated.

Mrs. Keck explained to the Commission that she would be meeting with clients two-to-three days per week by appointment only. The appointments are staggered throughout the day, with many being via Zoom. There is plenty of parking and there will not be any signs advertising her services. There will not be any added lighting.

MOTION: To close the Public Hearing for the Request of Keck – 43 Winston Dr., for a Special Permit – Section 12.6.1 C General Home Occupation for one-on-one Pilates studio/personal training, by Mr. Farrell, seconded by Mr. Werkhoven, approved unanimously.

REGULAR MEETING:

The Regular meeting was called to order at 7:38pm.

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

CONSIDERATION OF THE MINUTES:

MOTION: To approve the February 26, 2024, Washington Zoning Commission Meeting Minutes as submitted, by Mr. Werkhoven, seconded by Ms. Smith, approved 4-1-0 vote, with Ms. Andersen abstaining.

PENDING APPLICATIONS:

Request of Keck – 43 Winston Dr., for a Special Permit – Section 12.6.1 C General Home Occupation for one-on-one Pilates studio/personal training:

MOTION: To approve the Request of Keck – 43 Winston Dr., for a Special Permit – Section 12.6.1 C General Home Occupation for one-on-one Pilates studio/personal training as shown in the application which included “Building 2 – First Floor Plan” and “Septic System As-Built Plan”, by Brian E. Neff, Licensed Engineer, by Mr. Farrell, seconded by Mr. Werkhoven, approved unanimously.

NEW APPLICATIONS:

Request of Steep Rock Association, 116/124 Christian St., for the Modification of a Special Permit Granted in 2019 – Section 4.4.10 - Uses permitted by Special Permit - to construct an outdoor Pavilion for community use, construct two Farm Barns for agricultural use, and accomplish minor improvements:

The Commission requested that Mr. Owens, representing Steep Rock Association, provide an Agent Authorization letter as well as confirmation that the proposed would be 200 feet away from the stream bank. Mr. Owens confirmed that there was an Agent Authorization form on file and that Steep Rock had been granted a Variance from the Zoning Board of Appeals for the distance to the stream bank.

The Commission scheduled a Public Hearing.

MOTION: To schedule a Public Hearing for the Request of Steep Rock Association, 116/124 Christian St., for the Modification of a Special Permit Granted in 2019 – Section 4.4.10 - Uses permitted by Special Permit - to construct an outdoor Pavilion for community use, construct two Farm Barns for agricultural use, and accomplish minor improvements, for Monday, April 22, 2204 at 7:30pm in the Main Meeting Room of Bryan Memorial Town Hall and via Zoom Video Conference, by Mr. Werkhove, seconded by Mr. Farrell, approved unanimously.

Request of Shipman & Goodwin LLP for Rumsey Hall School, Inc., 200/201 Romford Rd, for a Special Permit – Section 4.4.10 – School – Uses permitted by Special Permit to construct an academic building and dormitory:

With no one present to represent the applicant, the Commission could not schedule the Public Hearing for this application. Ms. White will be reaching out to their representative. Chair Hill suggested that the applicant split the application into two, an application for the proposed academic building and one for the proposed dormitory. She added that the elevations for the buildings should be included on the drawings.

OTHER BUSINESS:

Enforcement:

See attached

Invoices and Communications:

Ms. White provided the Commission with an update on legal invoices for the month of March.

Administrative Business:

Proposed Section 13.12: Multifamily Housing (possible rescheduling of public hearing):

Attorney Zizka had provided his comments on the proposed language just prior to this evening's meeting. The Commission requested time to review his comments and discuss prior to rescheduling the Public Hearing.

A Special Meeting has been scheduled for April 8, 2024, at 7:30pm in the Main Meeting Room of Bryan Memorial Town Hall and via Zoom Video Conference.

Proposed Revision of Section 13.16: Shop Buildings, and the Proposed Revision Re: Compliance with PA 23-142: day care facilities:

MOTION: To schedule a Public Hearing for Proposed Revision of Section 13.16: Shop Buildings, and the Proposed Revision Re: Compliance with PA 23-142: day care facilities for the April 22, 2024, Washington Zoning Commission meeting at 7:30pm in the Main Meeting Room of Bryan Memorial Town Hall and via Zoom Video Conference, by Mr. Farrell, seconded by Mr. Werkhoven, approved unanimously.

Land Use Administrator's proposed technical revisions to Zoning Regulations regarding online applications/permitting:

Ms. White and Chair Hill will be meeting to discuss the proposed revisions to present to the Commission in the future.

Privilege of the Floor:

None

Adjournment:

MOTION: To adjourn the March 25, 2024, Washington Zoning Commission Regular Meeting at 8:21pm, by Mr. Farrell seconded by Ms. Smith, approved unanimously.

Meeting Recording can be found here:

[ZC 3-25-24.MP3](#)

Respectfully Submitted,

Tammy Rill

Land Use Clerk

trill@washingtonct.org

March 26, 2024

Permit Date	Address	Permit	Notes
Tuesday February 27, 2024	23 Cook Street	ZP-24-10	Propane tank for range
Friday March 1, 2024	270 Litchfield Turnpike	ZP-24-13	LP tank
Monday March 4, 2023	218 Nettleton Hollow	ZP-24-12	Inground pool and equipment
Monday March 4, 2023	34 Quarry Ridge Road	ZP-24-16	Propane tank
Monday March 4, 2023	12 Ferry Bridge Road	ZP-24-7	Gym
Friday March 8, 2024	198 Tinker Hill Road	ZP-24-2	Accessory structure
Friday March 8, 2024	7-11 Kirby Road	ZP-23-4347	Lot line revision
Monday March 11, 2024	139 Nettleton Hollow	ZP-24-15	propane tanks
Tuesday March 12, 2024	266 Bee Brook Road	ZP-24-19	Conditioned space
Friday, March 15, 2024	71 Ferry Bridge Road	ZP-24-18	Pool, shed, patio
Monday March 18, 2024	208 Old Litchfield Road	ZP-24-21	Generator
Wednesday March 20, 2024	15 Wheaton Road	ZP-24-17	Propane tank
Wednesday March 20, 2024	38 Nettleton Hollow	ZP-24-23	SFD
Thursday March 21, 2024	1 Orchard Lane	ZP-24-25	Generator and propane tanks