

TOWN OF WASHINGTON

Bryan Memorial Town Hall

Post Office Box 383

Washington Depot, Connecticut 06794

ZONING BOARD OF APPEALS REGULAR MEETING

MINUTES

April 20, 2023

MEMBERS PRESENT: Chair Bowman, Mr. Wyant, Mr. Wildman, Mr. Weber, Mr. Horan

MEMBERS ABSENT:

ALTERNATES PRESENT: Ms. Rebillard, Ms. Sweeney

ALTERNATES ABSENT: Mr. Sarjeant

STAFF PRESENT: T. Rill, M. Haverstock

PUBLIC PRESENT: B. Neff, E. Murray, M. Murray, N. Ingrassia, S. Branson

The meeting was called to Order at 7:30pm.

PUBLIC HEARING(S):

ZBA-1149: Request of Murray, 254 Woodbury Road, for a Variance – Section 12.5.2 – Accessory Structures – for a barn:

Seated for this Public Hearing is Chair Bowman, Mr. Wildman, Mr. Wyant, Mr. Horan and Mr. Weber.

Mr. Murray, owner of the property at 254 Woodbury Road, stated that he was attempting to maintain a C.O. for his barn built in 2020. He explained that he had obtained a permit for the barn as well as an addition to his home, however, due to inflation and the birth of a child, they had not been able to build the addition to the home, therefore the barn was non-compliant.

Chair Bowman explained that the Zoning Board of Appeals does not grant C.O.'s, so Mr. Murray is actually asking for a Variance from Section 12.5.2 – "Accessory buildings shall be clearly subordinate to and smaller in ground floor area and volume than the principal structure on the property.....the ground floor area and volume of an accessory building shall not exceed 75% of the ground floor area and volume of the principal building". Chair Bowman asked if Mr. Murray had exact dimensions of his home and the barn, specifically volumetric measurements.

Mr. Murray explained that he used the barn for equipment storage and to repair his equipment that he uses for his business.

Chair Bowman explained to the Board that the barn is already built and the permit allowed for a 40' x 40' barn with a maximum height of 14'. The barn was built to 22' high. Chair Bowman added that this was a self-created hardship, not a land-based one.

Mr. Murray explained that the plans had shown a 22-foot high roof and he was unaware that 14-feet was the overall max height - he believed that 14-feet was the ceiling height.

Ms. Haverstock stated that she had discovered that Mr. Murray had originally applied for a 22-foot high barn that was denied by the former Zoning Enforcement Officer.

Chair Bowman explained that currently there is no volumetric information with the application. Also, this would be a self-created hardship due to the Zoning Permit clearly stating the max height should be 14-feet. Chair Bowman stated that he felt voting in favor of granting a Variance would be a conflict of the Zoning Regulations and contradict what the approved permit states.

Mr. Bowman stated that the Board could vote on it, Mr. Murray could ask for a continuance, or he could withdraw the application entirely and meet with the Land Use Office to weigh his options.

Mr. Murray asked for a continuance.

MOTION: To grant a continuance in the matter of ZBA-1149: Request of Murray, 254 Woodbury Road, for a Variance – Section 12.5.2 – Accessory Structures – for a barn, by Mr. Wyant, seconded by Mr. Wildman, approved unanimously.

ZBA-1150: Request of Ingrassia, 266 Bee Brook Road, for a Special Exception – Section 17.5 – Special Exceptions for Nonconforming Structures – for an addition:

Brian Neff, Professional Engineer and representative for the property owners, stated that his clients were proposing an addition to the home. The current home was built in 1959, prior to the adoption of Zoning Regulation 12.1.2 – which prohibits construction within 200 feet of Bee Brook. Proposed is a single-story, one-bedroom addition to be added to the West and North sides of the existing home. The current living area is 1856 square feet with a proposed livable area of 611 square feet, with a 225 square foot area of covered walkway to the garage.

With no questions from the Board, Chair Bowman requested a Motion to Close the Public Hearing.

MOTION: To close the Public Hearing in the matter of ZBA-1150: Request of Ingrassia, 266 Bee Brook Road, for a Special Exception – Section 17.5 – Special Exceptions for Nonconforming Structures – for an addition, by Mr. Horan, seconded by Mr. Wyant, approved unanimously.

The Board collectively felt the proposed was modest and reasonable in scope with no harm or no further encroachment to the brook.

Chair Bowman, Mr. Wildman, Mr. Horan, Mr. Weber and Mr. Wyant all voted to approve the proposed.

MOTION: To approve ZBA-1150: Request of Ingrassia, 266 Bee Brook Road, for a Special Exception – Section 17.5 – Special Exceptions for Nonconforming Structures – for an addition, as shown on the Site Development Plan titled, “Proposed House Addition”, by Brian E. Neff, Licensed Engineer, dated 9-12-2022 with a revised dated of 1-30-23, drawing number: sheet 1 of 1, by Mr. Wyant, seconded by Mr. Horan, approved unanimously.

MOTION: To approve the March 16, 2023 Washington Zoning Board of Appeals Meeting Minutes as submitted, by Mr. Wyant, seconded by Mr. Wildman, approved unanimously.

MOTION: To adjourn the April 20, 2023 Washington Zoning Board of Appeals Regular Meeting at 8:12pm, by Mr. Wyant, seconded by Mr. Weber, approved unanimously.

Meeting Recording here:

https://townofwashingtongcc-my.sharepoint.com/:u:/g/personal/trill_washingtonct_org/ESG1lxOm9F5MqANBq97lkTYBgtNK8VDeNoXBFfInE3UC_w?e=NHchZl

Respectfully Submitted,

Tammy Rill

Land Use Clerk

April 24, 2023

*Minutes filed, subject to approval