Washington Zoning Commission

ADMINISTRATIVE REPORT – LIST OF ITEMS IN FILE

Ingrassia dated: 3-22-2022

Address of Proposed Use: 292 Bee Brook Rd \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_

√ Mailing Address of Property Owner

√Name and contact information for authorized agent

n/a Agent Authorization Letter – no letter submitted

√Mandatory Pre Application Form – on file

?Fee Paid \_\_ $150 Special Permit

√ Proposed Use: Temporary Uses Requiring A Special Permit:

√ Zoning Regulation Section(s): 12.8.5 Zoning District: R-1 \_\_\_\_\_\_\_\_

√ Attached a written statement with a Description of the Proposed Use

√ Site plan or survey map showing:

√ location of proposed or **existing** building:

√ location of septic system

√Distance to the proposed structure, parking spaces, etc.:

from each boundary line

from the septic system

n/a Attach a floor plan

Also Required for **ALL** applications:

√Health Dept. approval **–** There isnot a Health Sign off for this event

√ State Tax of $60 to be included with fee - was this submitted?

n/a Proof of Inland Wetlands Commission approval, if applicable/Dated\_ \_\_\_\_\_\_\_\_\_

n/aProof of Zoning Board of Appeals approval and filing on Land Records, if applicable

n/a Driveway sign-off from First Selectman, if applicable

√ Signature of Property Owner/Dated, and contact information

Administrative Review/ZC Mtg – 03-28-2022

●Highlighted items need to be addressed

**SECTION 12.8.5** **Temporary Uses Requiring a Special Permit**: A Special Permit shall be required for any temporary use not described in Sections 12.8.3 and 12.8.4. 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. No more than one (1) Special Permit may be issued in any one calendar year

for a temporary use on any lot or parcel. No such temporary use shall be permitted for more than seven days within a consecutive period of ten days. The Commission reserves the right to limit the hours of any use permitted under this Section 12.8.5.

**SECTION 13.1.C – Special Permit Standards – addressed in applicant’s submission.**

Administrative Review/ZC Mtg 04-25-2022

•Waiting to hear from Health

•Applicant submitted email addressing questions from last ZC Mtg.

List of Documents in the file for 3-28-2022 ZC Mtg

1. Special Permit Application signed by property owner, dated 3-22-2022
2. 3-21-2022 Email from S. Ingrassia/L Delgado to M. Haverstock, E.O. including
   1. Written description of the proposed event to be held June 16- June 19 from the hours of 5-10pm
   2. Property owner’s response to how use complies with Section 13.1.C SP Standards
3. “Proposed Plot Plan,” handwritten title “Festival Site As Built – 9-1-20,” original plan prepared for Spring Hill Farms Wine Barn, by Brian Neff, sheet 1 of 1, dated 11-12-19
4. “Property Survey,” prepared for Spring Hill Farms, LLC., by Charles C. Farnsworth, dated November 4, 2020.
5. “Proposed Plot Plan,” with handwritten additions dated 6-10-20, original plan prepared for Spring Hill Farms Wine Barn, by Brian Neff, sheet 1 of 1, dated 11-12-19, handwritten revised date of 6-10-20
6. 4-6-2022 Letter from T. Rill to S. Ingrassia – Notice of Pubic Hearing
7. 4-12-2022 Certified Mail Receipt
8. 4-7-2022 Email from S. Ingrassia answering questions from 3-28-2022 ZC Mtg