

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: 45 NEW MILFORD TPK NEW PRESTON CT 06777

Name and Mailing Address of Property Owner:

OLGA LARA 45 NEW MILFORD TPK NEW PRESTON CT 06777

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

Application is for (Check One):

New Special Permit - Fee: \$150

Proposed Use: LASH STUDIO

Zoning Regulation Section: 12.6 C

Zoning District: _____ 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.

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.

_____ Attach a site plan or survey map showing the location of the proposed revision with distances to property lines, well and septic system

_____ Attach a revised floor plan, if applicable

Also required for **ALL** applications:

Health Department Approval: _____ Date: _____
Signature of Health Department Agent

Application fee as listed above plus \$60 State Tax – Check payable to Town of Washington

Letter of Authorization signed by the property owner if he will be represented by an agent

_____ Signed Mandatory Land Use Pre-Application Form re: Conservation Easements

_____ Proof of Inland Wetlands Commission approval, if applicable

_____ Proof of Zoning Board of Appeals approval and filing on the Land Records, if applicable

_____ Proof of Historic District Certificate of Appropriateness, if applicable

_____ Driveway sing-off from the First Selectman, if applicable

Site plans and sketch plans shall meet the standards listed in Section 14 of the Zoning Regulations

Additional documentation may be required depending on proposed use.

This application must be submitted to the Land Use Office.

The Undersigned hereby certifies that the information provided in this application, including its supporting documentation, is accurate and true.

Signature of Property Owner: _____  _____ Date: 7-16-22

Telephone Number: 203 942-3976 Email Address: OMPONGE_1@HOTMAIL.COM

FOR OFFICE USE:

Received by: T. Rill Date: 7/18/22

Amount Paid: 210⁰⁰ Check # 1025 Date: 7/18/22 Written by: Olga M. Lara

Scanned Building _____ Index _____

TOWN OF WASHINGTON

MANDATORY LAND USE PRE-APPLICATION FORM

This form is *required* for all health, wetlands, zoning, planning, and building applications *except* for interior or exterior work on *existing* buildings, which *in no way* expands or alters the footprint.


No planning, zoning, inland wetlands and watercourses, or historic district commission; health department; building; or zoning board of appeals application for a permit may be filed until the holder(s) of any conservation restriction or preservation restriction on the subject property has been notified. Please see the State legislation in its entirety, re-printed for your convenience on the reverse of this form, Public Act 05-124, Effective October 1, 2005.

Provide the legal name of the property owner(s) and the street address of the property for which one of the above applications will be submitted, then complete either section A or B below.

Property Owner(s) of Record OLGA LARA

Subject Property Address 45 NEW MILFORD TPK NEW PRESTON CT 06777

A. I hereby certify that **there are no** conservation easements or restriction, nor any preservation restrictions on the above-referenced property.

Signature of Property Owner  Date 7-16-22

Signature of Property Owner  Date 7-16-22

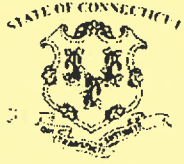
B. **There are** conservation easements or restriction, or preservation restrictions on the above-referenced property.

The name of the easement or restriction holder is _____

The phone number of the easement or restriction holder is _____

You must obtain and attach one of the following:

- (1) proof that the easement or restriction holder was notified not less than 60 days in advance of the application by certified mail, return receipt requested, of the property owner's intent to apply for a planning, zoning, inland wetlands and watercourses, or historic district commission; health department; building; or zoning board of appeals permit, *or*
- (2) a letter from the easement or restriction holder verifying that the application is in compliance with the terms of the easement or restriction.



Substitute House Bill No. 6783

Public Act No. 05-124

AN ACT CONCERNING THE PRESERVATION AND USE OF AGRICULTURAL LANDS AND CONSERVATION AND PRESERVATION RESTRICTIONS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. Section 47-42a of the general statutes is repealed and the following is substituted in lieu thereof (Effective October 1, 2005):

For the purposes of sections 47-42b and 47-42c and Section 2 of this act, the following definitions shall apply:

(a) "**Conservation restriction**" means a limitation, whether or not stated in the form of a restriction, easement, covenant or condition, in any deed, will or other instrument executed by or on behalf of the owner of the land described therein, including, but not limited to, the state or any political subdivision of the state, or in any order of taking such land whose purpose is to retain land or water areas predominantly in their natural, scenic or open condition or in agricultural, farming, forest or open space use.

(b) "**Preservation restriction**" means a limitation, whether or not stated in the form of a restriction, easement, covenant or condition, in any deed, will or other instrument executed by or on behalf of the owner of land, including, but not limited to, the state or any political subdivision of the state, or in any order of taking of such land whose purpose is to preserve historically significant structures or sites.

Section 2. (a) For purposes of this section, "state or local land use agency" includes, but is not limited to, a municipal planning commission, municipal zoning commission, combined municipal planning and zoning commission, a municipal zoning board of appeals, municipal inland wetlands and watercourses agency, a municipal historic district commission and any state agency that issues permits for the construction or improvement of real property.

(b) No person shall file a permit application with a state or local land use agency or a local building official or director of health, other than for interior work in an existing building or for exterior work that does not expand or alter the footprint of an existing building, relating to property that is subject to a conservation restriction or a preservation restriction unless the applicant provides proof that the applicant has provided written notice of such application, by certified mail, return receipt requested, to the party holding such restriction not later than sixty (60) days prior to the filing of the permit application. In lieu of such notice, the applicant may submit a letter from the holder of such restriction or from the holder's authorized agent, verifying that the application is in compliance with the terms of the restriction. If the applicant has provided written notice pursuant to this subsection, the holder of the restriction may provide proof to the state or local land use agency or local building official or director of health that granting of the permit application will violate the terms of the restriction and such agency, official or director shall not grant the permit.

(c) If the applicant fails to comply with the provisions of subsection (b) of this section, the party holding the conservation or preservation restriction may, not later than fifteen (15) days after receipt of actual notice of permit approval, file an appeal with the state or local land use agency or local building official or director of health, subject to any rules of such agency, official or director relating to appeals. The agency, official or director shall reverse the permit approval upon a finding that the requested land use violates the terms of such restriction.

Type of business: Lash Studio

Hours of operation: Monday, Tuesday, Wednesday, Thursday, Friday and Saturday 9-5 BY APPOINTMENT ONLY

Number of employees: 1 (myself)

Square footage of business area: 120sqft

12.6 HOME OCCUPATION

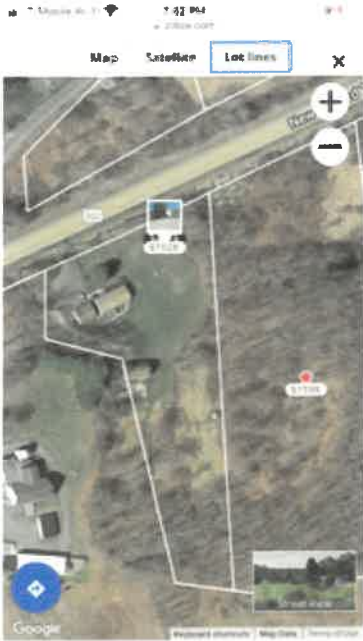
C GENERAL HOME OCCUPATION

1. The total floor are occupied by the general home occupation is 9% of total floor area of accessory buildings.
2. See page attach
3. Building will not be altering the primary residential character of the lot.
4. The appearance of the lot and structures on the lot will not be alter.
5. Only myself will work on the residential lot.
6. There is off street parking to accommodate parking needs.
7. The use will not increase vehicular traffic flow by no more than two vehicles at a time.
8. There is not retail or wholesale on the premises.
9. By appointment only.
10. Will not include commercial or retail uses.
11. N/A
12. N/A

A lash extension treatment involves applying individual synthetic lashes onto each natural eyelash to add extra length and volume, they are perfect for holidays, big events or just perfect lashes every day.



From: Olga Lara
Sent: Sunday, July 17, 2022 10:34 PM
To: OLGA MARIA LARA
Subject: Casa

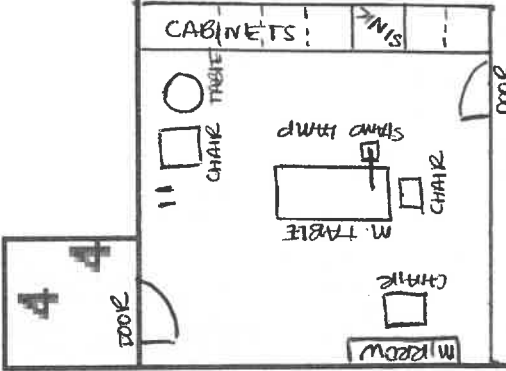




Sent from my iPhone

24
15 Patio- 11

15 Basement-



15 FR+

26

52

a street over a private right of way at least 50 ft. in width, except that any such right of way serving more than three dwellings shall have a roadway built to the specifications of the Town of Washington, Connecticut Road Construction Specifications Ordinance. Uses shall conform to all other dimensional requirements of these Regulations.

12.5 **Accessory Structures.** The following regulations apply to accessory structures:
(Also see Section 21.1.1–6.)

- 12.5.1 No accessory structure or private garage except for agricultural purpose shall be built on any lot in a residential district unless the lot is improved with a dwelling or other principal structure or use.
- 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 except in connection with an agricultural use. 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.
- 12.5.3 An accessory building attached or connected to the main structure by walls or roofs shall be considered a part of the main structure and limited by minimum yard requirements.
- 12.5.4 Windmills. New windmills shall be permitted as accessory structures in all zones subject to the following requirements:
1. Height of the windmill as measured from grade to center of rotor shall be less than 70 feet.
 2. Rotor diameter shall be less than 35 ft.
 3. The minimum distance between the ground and any rotor blades used on a windmill shall be 15 feet as measured at the lowest point of the arc of the blades.
 4. The minimum setback distance from all property lines and habitable buildings shall equal the height of the machine from grade to the center of the rotor, plus 20 ft. or the diameter of the rotor, whichever is greater. Guy wires and anchors shall not be located closer than 10 feet from any property line. Setbacks will be measured to the center of the tower base.
 5. Climbing access to the tower shall be limited either by:
 - A. installation of a fence with locked gate around the tower base, or
 - B. by limiting tower climbing apparatus to no lower than 10 ft. from the ground.

If a fence is used it shall be no lower than 5 ft. and constructed in such a manner as to restrict passage through said fence, including such construction as stockade, woven wood, chain link, etc., but not split rail.

12.6* **Home Occupation.** The purpose of this section is to regulate activities carried out for financial gain and conducted entirely within a dwelling or within an accessory

* Revisions to Section 12.6: Home Occupation, effective 4/15/96
Revision of Section 12.5.2 re: size of accessory buildings effective 12/15/04.

building and carried on by residents thereof, which is clearly incidental and secondary to the use of the dwelling for residential purpose and not disruptive to adjacent properties or the neighborhood.

12.6.1 Home Occupations shall include:

- A. Home Office or Studio. The use of a home office is permitted and does not require a zoning permit, provided that all the following conditions are met:
1. There is no external evidence of business or office, *NO SIGN*
 2. There are no outside employees, ✓
 3. There is no increase in traffic and no need for extra parking, ✓
 4. There is no hazardous material, noise, or electrical interference beyond what is normal to a single family residence, ✓
 5. Business is conducted only by telephone, mail, courier, fax, modem, email, and the like,
 6. No finished goods shall be acquired for resale in connection with a home office use,
 7. The total floor area occupied by the Home Office use shall not be more than 33% of the total finished floor area of the primary residence, or more than 100% of the total floor area of the accessory buildings; but in no case shall exceed 800 square feet. ✓
- B. Traditional Home Enterprise. This use includes the production of homemade goods and merchandise, and the production of homemade and home grown foods and food products by the resident of the property or members of the family. This use is permitted and shall require a zoning permit, provided that all the following conditions are met:
1. There is no external evidence of the business, ✓
 2. There are no outside employees, ✓
 3. There is no increase in traffic and no need for extra parking, ✓
 4. There is no hazardous material, noise, or electrical interference beyond what is normal to a single family residence,
 5. Business is conducted only by telephone, mail, courier, fax, modem, email, and the like,
 6. No finished goods shall be acquired for resale in connection with a Traditional Home Enterprise use,
 7. The total floor area occupied by the Traditional Home Enterprise use shall not be more than 33 percent of the total finished floor area of the primary residence or more than 100% of the total floor area of accessory buildings; but in no case shall exceed 800 square feet.
- C. General Home Occupation. A General Home Occupation provides the opportunity for the use of the home for limited business purposes subject to criteria designed to maintain the residential character of the lot and the neighborhood, minimize the conflict of the home occupation use with surrounding residential uses and protect residential property values. A General Home Occupation as defined

here shall be allowed by Special Permit in a residential zone subject to the requirements of other sections of these Regulations and the following standards and criteria:

1. The total floor area occupied by the General Home Occupation use shall not be more than 33% of the total floor area of the primary residence or more than 100% of the total floor area of accessory buildings,
2. The application shall include building layout plans clearly drawn to scale showing the floor area and layout of the residence and/or accessory building and the floor area (in square feet) devoted to the General Home Occupation use,
3. The General Home Occupation use may occupy an accessory building(s) if the location and appearance of the accessory building(s) is consistent with the residential character of the lot and the neighborhood, and if it can be demonstrated that the type and intensity of the proposed use in the accessory building(s) will not alter the primary residential character of the lot,
4. The appearance of the lot and structures on the lot shall not be altered in a manner that would cause the residence to differ from its residential character either by use of materials, construction, lighting, signs, or the emission of sounds, vibrations, or electronic impulses,
5. No more than two (2) non-resident persons shall work on the residential lot in association with the General Home Occupation use,
6. Off street parking shall be provided to accommodate the parking needs of the General Home Occupation. The Commission may limit the number of parking spaces, their location, and their screening from the road as a condition of the permit. Parking will be encouraged in the rear yard of the residence wherever possible,
7. The use may increase vehicular traffic flow by no more than two vehicles at a time, not including employees' vehicles, except for the sale of homemade and home grown foods and food products by the residents of the property or members of their family at a farm stand,
8. There shall be no retail or wholesale sales of merchandise on the premises except for:
 - a. Tag sales under all the limitations provided for in Section 12.7.5 of these Regulations, and
 - b. The sale of homemade and home grown foods and food products by the resident of the property or members of the family at a farm stand.
9. The conduct of an office where the principal resides on the premises will be permitted, including offices such as offices for

real estate, insurance, accounting, architect, lawyer, musician, doctor, psychotherapist, engineer, surveyor, and the like provided that visitors to the premises typically come by appointment only,

10. General Home Occupations shall not include commercial and/or retail uses such as but not limited to: barber shops, beauty shops, dancing schools, karate schools, eating and drinking establishments, printing shops, employment agencies, TV and radio stations, veterinarian hospitals, shipping and parcel delivery service companies,
11. Repair services will be permitted, provided that goods are shipped and received by mail, parcel service, or the resident's vehicle. In no case shall vehicular traffic increase as a result of repair services conducted under the permit of a General Home Occupation, except in the case of repairs done by crafts persons who make similar items in their homes such as a seamstress, metalworker, potter, tailor, artist, and the like,
12. No goods, chattels, materials, supplies, or items of any kind shall be delivered either to or from the premises in connection with the General Home Occupation except in an automobile or commercial van. No tractor trailers or tandem trailers are permitted.

12.6.2 The following requirements shall be met with regard to all the foregoing home occupations:

- A. The use is clearly secondary to the use of the premises for dwelling purposes,
- B. The use does not change the residential character of the dwelling in any visible manner,
- C. The use does not create objectionable traffic, noise, odor, vibrations, obnoxious or unsightly conditions noticeable from off the premises,
- D. The use does not create interference with radio and television reception in the vicinity,
- E. The use does not create a health or safety hazard,
- F. No more than two persons not residing on the premises shall be employed on the premises,
- G. No merchandise transactions or retail sales are conducted on the premises other than tag sales as permitted in Section 12.7.5 of these Regulations; except that food grown on the premises or food items produced from raw materials by the home occupation may be sold on the premises,
- H. There will be no storage, stockpiling, or advertising for sale on the exterior of the dwelling or accessory building of any of the goods or materials produced by the home occupation and no exterior storage or display of parts, raw or finished materials and/or waste or by-products, except in the case of farm stands,
- I. No more than one commercial type vehicle shall be used in

connection with the home occupation, which vehicle shall not exceed one-ton capacity,

- J. Application for a Special Permit shall be on a form provided by the commission, and shall include, but not be limited to a list of all potentially hazardous materials and waste used or stored on the premises and the proposed methods for disposing of said waste or materials, hours of operation, number of employees, provisions for parking and screening, and the anticipated traffic impact.
- 12.6.3 The commission may impose conditions on any Special Permit for General Home Occupations to accomplish the general and specific requirements of these Regulations. Conditions may include a limitation on the hours of operation, noise, number and types of vehicles, parking matters, approval by the Washington Health Department and/or the Washington Fire Marshal, etc.
- 12.6.4 Special Permits may be issued for periods not to exceed two (2) years and may be renewed upon filing a new application for a Special Permit with the commission.

12.7 Residential District Requirements. The following requirements apply to all residential districts:

- 12.7.1 The parking of not more than one *commercial* motor vehicle is permitted per dwelling unit, provided the vehicle is self propelled, does not have more than a single axle rear end, and is owned or operated by the owner or occupant of the dwelling unit.
- 12.7.2 No wrecked or junked motor vehicle nor more than one unlicensed vehicle shall be stored or parked outside on any lot or parcel in a residential district.
- 12.7.3 No machinery parts, except for farm equipment on a farm, scrap metal, rubbish or similar unsightly material shall be stored in a residential district.
- 12.7.4 Stockpiled topsoil and other earth materials shall not be kept closer than 150 feet from a neighboring residence. The Commission may require that such material be graded, seeded, or otherwise stabilized to prevent dust, erosion, or unsightly appearance.
- 12.7.5* Garage, yard, tag, and similar sales not to exceed three consecutive days shall be permitted twice in any one calendar year on any one piece of property. A permit must be procured for each sale from the Land Use Office staff for a fee established by the Commission.

12.8 Temporary Structures and Uses. Temporary permits may be issued for certain structures and uses in accordance with the following provisions:

- 12.8.1 **Temporary Construction Structures:** When a lot is being prepared for the construction of a permitted permanent structure or the establishment of a permitted permanent use, a permit may be issued for one or more temporary structures to be used solely for (a) storage of equipment and materials required for such preparation or construction, or (b) a construction office. The Zoning Enforcement Officer may issue a temporary permit for up to

* Revision of Section 12.7.5: Increase to 3 day limit for tag sales effective 7/18/16

