Washington Zoning Commission

COMPLETION REPORT – LIST OF ITEMS IN FILE

**45 New Milford Turnpike – Lara – General Home Occupation in R-1 - Section 12.6.1.C/13.11.3 - for Lash Studio**

Application dated: 7-16-2021

√ Mailing Address of Property Owner

n/aName and contact information for authorized agent (if applicable)

n/aAgent Authorization Letter

√Mandatory Pre-Application Form

√Special Permit and CT Tax Fee Paid

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

For new buildings include: n/a

For new businesses: n/a

 √ 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

√ Attach a floor plan: Total square footage should be indicated on the plans

**Also Required for ALL applications:**

√Health Dept. approval **-** signature of Health Department Agent/Dated 7-22-22

√ State Tax of $60 to be included with fee

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: Olga Lara 7/16/22

√ Telephone Number

√ Email Address

**Administrative Review/ZC Mtg – 07-25-2022**

●Ms. Lara has submitted aerial photos of her property. There will be no exterior changes to the parcel.

●Submitted plans are 8 x 11 copies of the floor plan. An existing room in the basement will be used for the business. There is a separate exterior entrance.

●**12.6.1.C** – Please see submitted explanation

● The Zoning Commission can schedule a public hearing for the August 22, 2022 Regular Meeting

**What the Zoning Commission should consider at the Public Hearing:**

●**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 byproducts, 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.**

●13**.1.C – Special Permit Standards**

1-2. No change to the existing exterior of the house

3. There are is a separate entrance from the outside and an additional door to the existing basement area for adequate access to it for fire protection purposes and other emergency services.

4. There will be no change to the existing driveway.

5-7. No change to existing house or landscaping

8. Only one existing room in the primary dwelling will be used

9. There will be no exterior or structural changes that require blasting

**5 New Milford Turnpike – List of Documents in File:**

1. 7-16-22 - SP Application signed by O. Lara
2. 7-16-22 Mandatory LU Pre App Form signed by O. Lara
3. Undated – Unsigned Explanation of business: Including hours, #of employees, sf of business area, compliance with 12.6
4. Aerial photos showing parking area
5. Floor plan
6. Health Approval