Washington Zoning Commission

COMPLETENESS REPORT

Feldman/Frater Application dated: 5-18-2022

√ Mailing Address of Property Owner

√Name and contact information for authorized agent

√Agent Authorization Letter

√Mandatory Pre-Application Form

√Fee Paid, Check payable to Town of Washington

√ Proposed Use: \_Barn w/detached accessory apartment

√ Zoning Regulation Section(s): 13.11.1,13.11.3 Zoning District: R-1

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

√ Site plan or survey map:

Survey titled, “Limited Property/Boundary Survey” prepared for Hugh Frater, Trustee, Kirsten Feldman, Trustee, By Roy V. Cheney, LLS. dated May 2022

Plan titled, “Septic System Plan,” prepared for Proposed Garage/Apartment – 87 Whittlesey Rd, by Brian E. Neff, P.E., dated 4-2-2022, page 1 of 1

√Attach a floor plan(s):

Plan set titled, “Holly Hill Farm – Accessory Apartment with Garage,” 1st Floor,2nd Floor, East Elevation, South Elevation, West Elevation, North Elevation, Building Section – 2 pages, prepared by William Costine Architect dated 11 May 2022

Also Required for **ALL** applications:

√ Health Dept. approval **-** signature of Health Department Agent/Dated – 5-11-2022

√ State Tax of $60 to be included with fee - Check payable to Town of Washington

n/aProof of IWC Approval, if applicable

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

n/aDriveway sign-off from First Selectman, if applicable

√Signature of Agent/Dated 5-18-2022 √Telephone Number √Email Address

**Administrative Review**

**For 5-23-2022 ZC Mtg**

**•** ZC can schedule a public hearing.

**Applicant needs to address compliance with the highlighted areas:**

**•**11.5.1.C. - 10 percent for lots larger than 3 acres. **Please confirm lot coverage calculation**

**•**13.1.C **Special Permit** **Standards**:

1. That the proposed use and any building or other structure in connection therewith are consistent with the objectives of the Plan of Conservation and Development for the Town of Washington, and the intent and requirements of the Zoning Regulations as such documents may be amended.

2. That the location, type, character, size, scale, proportion, appearance, and intensity of the proposed use and any building or other structure in connection therewith shall be in harmony with and conform to the appropriate and orderly development of the Town and the neighborhood and will not hinder or discourage the appropriate development and use of adjacent property or substantially or permanently impair the value thereof.

3. That the nature and location of the proposed use and any building or other structure in connection therewith shall be such that there will be adequate access to it for fire protection purposes and other emergency services.

4. That the Town’s existing rural street network, which includes state highways and Town streets serving the proposed use and any building or other structure in connection therewith are adequate, including without limitation,

in width, grade, alignment, capacity, and sight lines to carry prospective traffic; that provision is made for entering and leaving the property in such a manner that no undue hazard to traffic or undue traffic congestion is created; and that adequate off-street parking and loading facilities are provided.

5. That the lot on which the use is to be established is of sufficient size and adequate shape, dimension, and topography to permit conduct of the proposed use and any building or other structure in connection therewith in

such a manner that will not be detrimental to the neighborhood or adjacent property.

6. That provision is made for suitable landscaping to protect the neighborhood and adjacent property with a permanent landscaped buffer of evergreens, natural topography, stonewalls, or other appropriate screening material.

7. That the proposed plans have provided for the conservation of natural features, drainage basins, the protection of the environment of the area, and sustained maintenance of the development.

8. That the proposed use and any building or other structure in connection therewith will not create a nuisance such as noise, fumes, odors, bright lights, glare, visual obstructions, vibrations, or other nuisance conditions at or beyond the property line.

9. Blasting and/or removal of earth and indigenous rock shall be kept to the minimum necessary to accomplish any proposed improvement.

**•**13.11.3 **Accessory Apartment, Detached:**

A. No more than one detached accessory apartment shall be permitted per property.

B. The owner of the property shall reside on the property throughout the duration of the permit for the accessory apartment.

C. The accessory apartment shall be equipped with its own kitchen and full bath.

D. The Town Health Department shall approve the water supply and septic system for the principal dwelling and the accessory apartment.

E. The apartment shall contain at least 400 square feet of floor area. Floor area shall be the finished floor area of all floor levels within the perimeter of the outside walls of the accessory structure, not including open air porches and decks, garages and unfinished basements and unfinished attics, and without deduction for hallways, stairs, closets,

thickness of walls, columns, or other features as per State of Connecticut Building Code.

F. The apartment shall not contain more than 1,200 square feet of floor area.

G. In all cases, an accessory apartment must be clearly subordinate to, and clearly smaller in ground floor area and volume, than the principal dwelling on the property. For new accessory buildings also see Section 12.5.2.

H. The apartment shall utilize the same driveway as the principal use.

I. At least two additional off street parking spaces shall be provided for the use of the accessory apartment.

J. In reviewing an application for a detached accessory apartment, the Zoning Commission:

1. require architectural elevations, renderings, or photographs to clarify issues regarding visual impact and building relationships,

2. may attach reasonable conditions to any approval to lessen or eliminate any adverse impacts found in the Commission’s review of the application under Section 13.1.B.

**List of Documents on File for 5-23-2022 ZC Mtg – 87 Whittlesey Rd:**

1. Special Permit Application for Detached garage with accessory apartment in R-1 District, signed by E. Johnson, Agent, dated May 18, 2022
2. 5-16-22 – Narrative for Special Permit Application signed by E. Johnson
3. 5-17- Agent authorization signed by P.O. – K Feldman
4. 5-17-22 Mandatory Pre Application signed by E. Johnson, Agent
5. 5-11-2022 Housatonic Valley Health District Approval sign off
6. 5-2022 - Survey titled, “Limited Property/Boundary Survey” prepared for Hugh Frater, Trustee, Kirsten Feldman, Trustee, By Roy V. Cheney, LLS.
7. 4-2-2022 - Plan titled, “Septic System Plan,” prepared for Proposed Garage/Apartment – 87 Whittlesey Rd, by Brian E. Neff, P.E., dated 4-2-2022, page 1 of 1
8. 5-11-2022 - Plan set titled, “Holly Hill Farm – Accessory Apartment with Garage,” 1st Floor,2nd Floor, East Elevation, South Elevation, West Elevation, North Elevation, Building Section – 2 pages, prepared by William Costine, Architect dated 11 May 2022
9. 5-19-2022 Administrative Review
10. 5-23-2022 Agent explanation of compliance