

TOWN OF WASHINGTON
Bryan Memorial Town Hall
Post Office Box 383
Washington Depot, Connecticut 06794
Zoning Commission Regular Meeting

MINUTES

July 24, 2023

7:30 P.M. – Hybrid Meeting

MEMBERS PRESENT: Mrs. Hill, Mr. Werkhoven, Mrs. Andersen

MEMBERS ABSENT: Chair Solley, Mr. Farrell

ALTERNATES PRESENT: Mrs. Smith, Mr. White

ALTERNATES ABSENT: Mr. Mongar

STAFF PRESENT: S. White, T. Rill, M. Haverstock

PUBLIC PRESENT: Ann Jamieson (Press-Voices), Mrs. Solomon, Mr. Solomon, Mrs. Stuart, Mr. Win, Mr. Szymanski

Mrs. Hill called the meeting to Order at 7:33pm

She seated herself, Mr. Werkoven, Mrs. Andersen, Ms. Smith for Mr. Farrell and Mr. White for Chair Solley.

PUBLIC HEARING(S):

There were no Public Hearings for this evenings meeting

REGULAR MEETING:

Consideration of the Minutes:

Mr. Werkhoven and Mr. White explained that they were both absent for the June 26, 2023 meeting and would therefore abstain.

MOTION: To approve the June 26, 2023 Washington Zoning Commission Meeting Minutes as submitted, by Mrs. Andersen, seconded by Mrs. Hill, approved 3-0 vote.

Pending Applications:

There are no pending applications

New Applications:

Request of Carter, 142 Shinar Mountain Road, for a Special Permit – Section 4.4.2 – Uses by Special Permit – for a cemetery:

Mr. Szymanski of Arthur H. Howland & Associates, representing the property owner, stated that his clients are proposing a private cemetery, that will be used for family only.

Mrs. Andersen questioned the number of plots proposed for the property. Mrs. Hill questioned if whether the Health Department had approved the application. Mr. Szymanski explained that the Connecticut Department of Public Health had been present for soil testing and prior to an actual burial, they would need to obtain approval from them. Mr. Szymanski added that he would contact the Department of Public Health to confirm procedures regarding burials prior to the Public Hearing.

Mrs. Hill questioned if whether or not the Inland Wetlands Commission had been consulted, considering the property was uphill from Walker Brook. Mr. Szymanski confirmed that he would consult with Enforcement Officer, Ms. Haverstock.

Mr. White questioned if there is a right-of-way to the property. Mr. Szymanski explained that the Carter Family will be creating a foundation that will be for maintaining the cemetery, whether the property is ever sold in the future or not.

MOTION: To schedule a Public Hearing for the Request of Carter, 142 Shinar Mountain Road, for a Special Permit – Section 4.4.2 – Uses by Special Permit – for a cemetery for the Monday, August 28, 2023 Washington Zoning Commission regularly scheduled meeting at 7:30pm in the Main Meeting Room of Bryan Memorial Town Hall and via Zoom Video Conference, by Mr. White, seconded by Mrs. Andersen, approved unanimously.

Request of Win, 29 Wykeham Rd., for a Special Permit – 12.6.1.C – General Home Occupation – for a therapist’s office:

Mr. Win, owner of the property, stated that he was proposing a therapist’s office with a small waiting room. Client’s would be present via appointment only. There would not be any changes in the footprint of the building. There are five off-street parking spots for the property.

MOTION: Request of Win, 29 Wykeham Rd., for a Special Permit – 12.6.1.C – General Home Occupation – for a therapist’s office for the Monday, August 28, 2023 Washington Zoning Commission regularly scheduled meeting at 7:30pm in the Main Meeting Room of Bryan Memorial Town Hall and via Zoom Video Conference, by Mr. White, seconded by Mr. Werkhoven, approved unanimously.

Other Business:

None

Enforcement:

Ms. Haverstock reported that Zoning Permits obtained for the month of July included a lot line revision, pool equipment, a generator, additional living space and the renovation of a loft with added stairs. There were no Certificates of Zoning Compliance granted this month.

Ms. Andersen questioned the process of granting a lot line revision. Ms. Haverstock explained that Health approval was required prior to obtaining Zoning approval. Ms. White added that, when doing so, she and Ms. Haverstock confirm that the revision would not create a non-conforming lot.

Ms. Andersen then questioned if whether or not the White Horse had been contacted regarding their Special Permit approval and conditions of that permit, adding that she had noticed their outdoor lighting was on during the day. Ms. Haverstock and Ms. White noted that the applicant needed to obtain a modification to their Inland Wetlands permit due to the changes in their planting plans. Ms. White confirmed that she would contact Mr. Harris, (property owner).

Invoices and Communications:

Ms. White stated that she will be updating the Commission regarding legal fees as they come in. Currently there is \$8,000 in that budget for the year.

Privilege of the Floor:

The Commission asked for clarification regarding the status of 101 Wykeham, LLC. Ms. White explained that the Department of Energy and Environmental Protection will be holding a Public Hearing regarding the septic. The Commission cannot move forward until DEEP comes to a decision. She confirmed that Cardinal Engineering had received Ms. Purnell and Ms. Miner’s letters, as discussed in previous meetings, and were waiting for DEEP’s ruling.

Administrative Business:

Ms. White explained Commissions are required to hold a roll call at each meeting – which will be helpful for those that attend via Zoom. She added that she would like to begin implementing this in the near future.

Adjournment:

MOTION: To adjourn the July 24, 2023 Washington Zoning Commission Meeting at 8:04pm, by Mrs. Andersen, seconded by Mr. White, approved 5-0 vote.

Meeting recording can be found here:

https://townofwashingtongcc-my.sharepoint.com/:u:/g/personal/trill_washingtonct_org/EWuFkx4FQwhEsVSxCqzwLXcBxRUdPMI-pZwwXuYvLV779A?e=CMRvFj

*Minutes filed, subject to approval

Respectfully Submitted,

Tammy Rill

Tammy Rill

Land Use Clerk

July 25, 2023