

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

MINUTES

September 11, 2023

5:00 P.M. – Hybrid Meeting

MEMBERS PRESENT: Chair Solley, Mrs. Hill, Mr. Werkhoven, Mr. Farrell

MEMBERS ABSENT: Mrs. Andersen

ALTERNATES PRESENT: Mrs. Smith

ALTERNATES ABSENT: Mr. Mongar, Mr. White

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

PUBLIC PRESENT: Mrs. Solomon, Mr. Solomon, Ms. Adams, Mr. Charles, Mr. Hileman, Attorney Kelly, Other Members of the Public

Workshop regarding PA 21-29 – Multi-Family Housing-Draft #10:

Chair Solley called the meeting to Order at 5:00pm.

Chair Solley began by explaining that for the last year, a group consisting of members of the Zoning Commission, Housing Commission and members of the public had formed the PA 21-29 Subcommittee. The subcommittee's main goal was to draft language to incorporate in the Washington Zoning Regulations that would address multi-family housing. Chair Solley added that legal counsel had also advised the subcommittee along the way.

The Zoning Commission is currently tasked with proof-reading the document titled, "Draft # 10", dated 8/25/2023 and discussing any concerns or possible changes they would like to be put forth prior to sending the draft to the Council of Governments, the Washington Planning Commission and finally to Public Hearing for public comment.

Chair Solley stated that there were two options in the development of multi-family housing: newly built or the conversion of an older, existing home or accessory building. All applications would still require Health Department approval and the approval of all other appropriate departments, boards and commissions. A preliminary discussion with the Commission would be required for all multifamily housing applications. An A-2 survey, preliminary site development plans and preliminary architectural plans will also be required.

Setbacks for the Business District will be 30-feet in the front yard, 15-feet for the side yard and 25-feet in the rear yard. In the Residential districts, the minimum setback will be 75-feet in the front yard and 75-feet from the side and rear lot lines. An existing single-family dwelling or accessory structure will be exempt from the setback requirements. There shall be a maximum of 6 units per building in an R-1, R-2 and R-3 districts, and a maximum of 8 units per building in the B-1, B-2, B-3 and B-4 districts.

The Commission discussed the language at length and decided that after some edits and clarifications from Attorney Zizka, the PA 21-29 Subcommittee shall meet again tentatively on Thursday, September 21, 2023 – at a time to be determined, to “button up” the language and hopefully move forward.

MOTION: To adjourn the September 11, 2023 Washington Zoning Commission Special Meeting at 5:59pm, by Chair Solley, seconded by Mrs. Hill, approved 5-0 vote.

Meeting Recording can be found here:

https://townofwashingtongcc-my.sharepoint.com/:u:/g/personal/trill_washingtonct_org/EXIz_OKHcfdEh1M58UyK9f0Be89WkEKeuNjqIW-F-3sPzPQ?e=VT6O9C

Respectfully Submitted,

Tammy Rill

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Land Use Clerk

September 12, 2023

*Minutes filed, subject to approval