

Zoning Commission

AGENDA

Public Hearings – Regular Meeting

Monday, March 28, 2022

Join Zoom Meeting:

<https://us02web.zoom.us/j/84528495365?pwd=dGNla0tzcm5pWIRMNFB3cnRLSXYvUT09>

Meeting ID: 845 2849 5365 Passcode: 049977

Dial In: 1-929-205-6099 US (New York)

7:30 p.m.

Meeting In-Person and Via Zoom

PUBLIC HEARING(S):

- A. Proposed Revisions to the Washington Zoning Regulations – Section(s): 14.3; 14.7.13, 21.1.65 - Preservation of Trees, Natural Features – Continued from February 28, 2022 Meeting
- B. Request of SMF Universal, LLC – 124 New Milford Turnpike – for a Special Permit – Section(s): 7.4.9 – Housing in Business Districts – and Section 7.6 – Minimum Setback and Yard Dimensions – for retail, office and apartment use and to reconstruct a handicap ramp
- C. Request of The Frederick Gunn School, Inc – 99 Green Hill Road, for a Special Permit – Section 4.4.10 – Uses Permitted by Special Permit – for the demolition of existing building and construction of new building

REGULAR MEETING

I. Regular Business

- A. Call to Order
- B. Seating of Members, Alternates

II. Consideration of the Minutes

- A. Regular Meeting – February 28, 2022

III. Pending Applications

- A. Proposed Revisions to the Washington Zoning Regulations – Section(s): 14.3; 14.7.13, 21.1.65 - Preservation of Trees, Natural Features

B. Request of SMF Universal, LLC – 124 New Milford Turnpike – for a Special Permit – Section(s): 7.4.9 – Housing in Business Districts – and Section 7.6 – Minimum Setback and Yard Dimensions – for retail, office and apartment use and to reconstruct a handicap ramp

C. Request of The Frederick Gunn School, Inc – 99 Green Hill Road, for a Special Permit – Section 4.4.10 – Uses Permitted by Special Permit – for the demolition of existing building and construction of new building

IV. New Applications

A. Request of Ingrassia, 292 Bee Brook Road, for a Special Permit – Section 12.8.5 – Temporary Uses Requiring a Special Permit – for the Spring Hill Arts Gathering Festival

V. Other Business

A. Schedule Workshop/Special Meeting for 101 Wykeham, LLC Compliance.

B. Reminder – discussion regarding J. Hill’s review of PA-21-29 for the April 25, 2022 Washington Zoning Commission Meeting.

VI. Enforcement

VII. Communications

A. Discussion regarding Attorney Grickis’ email to S. White with questions regarding 2019 Special Permit for Mayflower Inn Hospitality Tent

B. 3-23-2022 Frater-Feldman Letter to T.O.W. Zoning Commission Re: Violation of Zoning Regulations and Septic Approval – 121 West Shore Rd

C. 3-25-2022 Holiman-Hackney Letter to T.O.W Zoning Commission Re: Short Term Rentals

D. 3-27-2022 Ninios Letter to T.O.W Zoning Commission Re: Short Term Rentals

E. 3-27-2022 Bowen Letter – Response to Letters to T.O.W Zoning Commission Re: Short Term Rentals

IX. Privilege of the Floor

X. Administrative Business

XI. Adjournment

Dated: 3-24-22
Revised: 3-25-22
Revised 3-27-22

Tammy Rill

Tammy Rill
Land Use Clerk