

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

MINUTES

December 19, 2022

7:30 P.M. – Hybrid Meeting

MEMBERS PRESENT: J. Hill, D. Werkhoven, W. Ferrell, V. Andersen (arrived at 7:34pm)

MEMBERS ABSENT: Chair Solley

ALTERNATES PRESENT: S. Mongar, S. Smith, E. White

ALTERNATES ABSENT: None

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

Call to Order:

J. Hill will be seated as Chair for an absent Chair Solley.

J. Hill called the meeting to order at 7:30pm. She seated herself, D. Werkhoven, W. Ferrell, S. Smith and S. Mongar

Consideration of the Minutes:

J. Hill stated that she was not in attendance at the October meeting, so she will be recusing herself from the vote.

MOTION: To approve the Washington Zoning Commission October 24, 2022 Meeting Minutes as submitted, by D. Werkhoven, seconded by S. Mongar, approved 4-1-0 vote, with J. Hill abstaining.

Pending Applications:

There are no Pending Applications

New Applications:

Request of The Frederick Gunn School, 99 Green Hill Road, for a modification to the Special Permit regarding the Center for Innovation and Active Citizenship (CIAC):

S. White, Land Use Administrator, explained that there had been a complaint regarding the number of dump trucks travelling on South Street daily. She and M. Haverstock, Zoning Enforcement Officer, had visited the property, (22 South Street, owned by the Frederick Gunn School), and observed staging had been taking place with materials from the Frederick Gunn campus. The school had received a Special Permit from the

Commission late last year/early this year, but did not obtain permission for staging to occur on the South Street property. Frederick Gunn School is currently requesting a modification to the Special Permit to allow for the staging to occur.

J. Hill stated that stock piling materials and construction storage was not a use permitted in the R-1 District either by right nor Special Permit.

S. White stated that, historically, the Land Use Department has always given the property owner a chance to correct any issues that may occur before considering a Cease and Desist, however would act in accordance with what the Commission decided. She added that the Land Use Department has encouraged communication between The Frederick Gunn School and their neighbors in hopes of them coming to an agreement or understanding.

The Commission would like an explanation from the Applicant as to why the area marked on the Site Plan for stock piling on the 99 Green Hill Road property is not being used. A timeline of construction in regards to the South Street property's use is also requested.

The Commission agreed to hold a Public Hearing in January 2023, however, the Commission encouraged continued communication between the neighboring property owners and the school.

MOTION: To schedule a Public Hearing for the request of The Frederick Gunn School, 99 Green Hill Road, for a modification to the Special Permit regarding the Center for Innovation and Active Citizenship (CIAC), for the January 23, 2023 Washington Zoning Commission Regular Meeting at 7:30pm in the Main Meeting Room of Bryan Memorial Town Hall as well as via Zoom Video Conference. Motion made by D. Werkhoven, seconded by W. Ferrell, approved 5-0 vote.

Other Business:

101 Wykeham, LLC – Schedule Workshop regarding Special Permit Conditions Compliance:

The Commission discussed a list of dates provided by the 101 Wykeham representatives so that a workshop could be scheduled. The Commission agreed upon Monday, January 9, 2023 at 7:00pm with a second meeting tentatively scheduled for Tuesday, January 10, 2023 at 7:00pm in case the Commission needs more time to meet.

S. White will be contacting Cardinal Engineering to see if they would be willing to review the plans and drawings submitted by 101 Wykeham, LLC. V. Andersen requested that Attorney Zizka be consulted for a reference to ensure there is no conflict of interest in any way.

MOTION: To schedule a Special Meeting/Workshop regarding the 2013 Settlement Agreement and Special Permit Conditions for 101 Wykeham Road, on January 9, 2023 at 7:00pm in the Main Meeting Room of Bryan Memorial Town Hall as well as via Zoom Video Conference, with a second meeting tentatively scheduled for January 10, 2023 at 7:00pm in the Main Meeting Room of Bryan Memorial Town Hall as well as via Zoom Video Conference. Motion made by V. Andersen, seconded by D. Werkhoven, approved 5-0 vote.

The Commission discussed the next steps of the Special Permit process once they are satisfied with the compliance of the conditions.

Enforcement:

M. Haverstock reported that preapplication meetings have proven successful over the past several months. S. White added that online permitting has begun and has been running smoothly. The goal is to be 100% online after January 1, 2023.

Administrative Business:

J. Hill informed the Commission that the Board of Selectmen will be discussing opting out of Section 6 of PA 21-29 as advised by Attorney Zizka. The topic had been tabled at the last Selectmen’s meeting due to the Board wanting more information prior to voting. J. Hill urged the Commission to reach out to the Board of Selectmen and encourage them to vote for the opt-out. J. Hill will be attending the December 22, 2022 Board of Selectmen meeting.

Approval of the 2023 Regular Meeting Calendar:

MOTION: To approve the Washington Zoning Commission 2023 Regular Meeting Calendar as submitted, by E. White, seconded by D. Werkhoven, approved 5-0 vote.

Communications:

The Commission had received a letter from South Street resident Rex Swain regarding the activity at 22 South Street by the Frederick Gunn School.

Privilege of the Floor:

None

Adjournment:

MOTION: To adjourn the December 19, 2022 Washington Zoning Commission Meeting at 8:28pm, by W. Ferrell, seconded by E. White, approved 5-0 vote.

Meeting Recording can be found here:

https://townofwashingtongcc-my.sharepoint.com/:u:/g/personal/trill_washingtonct_org/EVvFABeGlOhBhgEWSVVNcXYBwa1255RWJ8GKKRd3I5OPjA?e=UrpaT5

Respectfully Submitted,

Tammy Rill

Land Use Clerk

December 21, 2022

***Minutes filed, subject to approval**

