



TOWN OF WASHINGTON

Land Use Department
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HOW DO I APPLY FOR PERMITS TO INSTALL A GENERATOR AT MY HOME?

Permits are required to install foundation pads, generators, propane tanks and piping connections

In the Town of Washington, homeowners may want to install foundation pads, generators, propane tanks and piping connections on their property for times when electricity is unavailable due to inclement weather. The **five** step process to apply for permits usually takes up to four weeks, though may take longer, depending on the property location or if site specific concerns arise during the process. **Homeowners may need to apply for a variance through the Zoning Board of Appeals if the property or proposed location is nonconforming.**

STEP 1: Mandatory Land Use Pre Application Form

To start any permit application process, a pre application form is filled out by the land owner. [This yellow form](#) confirms there are no conservation easements or restrictions, or any preservation restrictions on the property. If there are easements or restrictions, the application will either include proof that the easement or restriction holder was notified, or a letter from the easement or restriction holder verifies that the application is in compliance with terms of the easement or restriction.

STEP 2: Historic District Commission

The Town of Washington includes three specific districts that follow historic district zoning requirements. You will need to confirm you are either NOT in the historic district, or that the location of the generator does not conflict with the requirements set out in the historic districts. The following three maps show the sections of the Town of Washington that are included in the historic district.

Washington Green Historic District:

[Microsoft Word - The Green Hist Dist Map.doc\(washingtonct.org\)](#)

Sunny Ridge Historic District

[Microsoft Word - Sunny Ridge Hist Dist Map.doc\(washingtonct.org\)](#)

Calhoun Street – Ives Road Historic District

[Microsoft Word - Calhoun-Ives Hist Dist Map.doc\(washingtonct.org\)](#)

If you are within one of these historic districts, complete the following application: [new_application_packet.pdf\(washingtonct.org\)](#)

If you are NOT in a historic district, you will check a box in the zoning application to confirm you are not required to apply.

STEP 3: Health Department Permit Application

The third step in the process is to submit an application for the propane tank(s) (green form) [SKM_C300i20031312430 \(washingtonct.org\)](https://www.washingtonct.org/Forms/Forms.aspx?formid=1234) and the generator (pink form) [SKM_C300i20031313311 \(washingtonct.org\)](https://www.washingtonct.org/Forms/Forms.aspx?formid=1234) to the Health Department. The Health Department needs to know where your generator, propane tanks and associated buried piping are located on your property with respect to your septic, well and leach fields. You will fill out the application and **include a property map or A2 survey** with the distances clearly marked on your map with your submittal to the health department at Town Hall.

STEP 4: Inland Wetlands Commission

This next step in your permit process is only applicable if your proposed location of your generator or propane tank or associated piping falls within inland wetland soils or within 100 feet of these soils (upland review area or “URA”).

You can use the parcel map for the Town of Washington and overlay Wetlands Soils delineation using UConn’s CTEco site to see if your property falls under these areas. [CT Parcels \(arcgis.com\)](https://arcgis.com) If your property falls in these areas, you must complete an Inland Wetlands Permit Application:

[Microsoft Word - 12-30-2020_rev_permit_app.doc \(washingtonct.org\)](https://www.washingtonct.org/Forms/Forms.aspx?formid=1234)

You must also complete the State Inland Wetlands and Watercourses Activity Reporting form:

[2019_deep_form.pdf\(washingtonct.org\)](https://www.washingtonct.org/Forms/Forms.aspx?formid=1234)

If you are NOT in an inland wetland or upland review area, you will check a box in the zoning application to confirm you are not required to apply.

STEP 5: Zoning Commission

The final step in the process of obtaining your permit is to complete your zoning application. [Zp #1 \(washingtonct.org\)](https://www.washingtonct.org/Forms/Forms.aspx?formid=1234)

Helpful tips to ensure your application is complete:

First, complete your **property lot coverage** and **proposed lot coverage percentage** for your property. You can calculate this knowing your area of lot coverage and your total property area: (1) calculate your total square foot lot coverage by adding up the total square footage of ground level area of structures and paved surfaces on your property (2) multiply your # of acres by 43,560 to know your total square footage of your property. (3) Divide your total square footage by total square foot lot coverage. (4) Multiply by 100 to know your percent lot coverage.

Second, include a **map of your property that clearly marks distances from your property lines to your generator, propane tanks and piping** as applicable for your generator.

Third, your generator must be closer to your own residence than your neighbor.