

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

MINUTES

October 24, 2022

7:30 P.M. – Zoom Meeting

MEMBERS PRESENT: Chair Solley, D. Werkhoven, W. Farrell, V. Andersen

MEMBERS ABSENT: J. Hill

ALTERNATES PRESENT: S. Mongar, S. Smith (arrived at 7:35pm)

ALTERNATES ABSENT: None

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

PUBLIC PRESENT: B. Delesner, C. Francis, R. Solomon, M. Solomon, Attorney Sherwood, M. Purnell, H. Boehning

PUBLIC HEARING (7:31pm)

Seated for this Public Hearing is Chair Solley, D. Werkhoven, W. Farrell, V. Andersen and S. Mongar.

Request of Benett, 213 Tinker Hill Rd., for a Special Permit – Section(s): 13.11.3 – Accessory Apartments, Detached – for a pool/guest house (18sec.):

B. Delesner, representative for the property owner of 213 Tinker Hill Road, explained that his clients were proposing a pool/guest house on the six-acre lot. Currently, the primary dwelling has yet to be built, but all permits have been obtained for it. B. Delesner explained that the approximately 4,000 square foot primary structure and the 1198 square foot pool/guest home will be built simultaneously for cost effectiveness. The height of the pool house will be 25' 4 1/4" – which will be more than three-feet shorter than the main dwelling. The pool/guest home will be used by family and friends only.

The Commission agreed this was a straight forward application and with no further questions from the Commission nor the public, Chair Solley requested a Motion to close the Public Hearing.

MOTION: To close the Public Hearing for the Request of Benett, 213 Tinker Hill Rd., for a Special Permit – Section(s): 13.11.3 – Accessory Apartments, Detached – for a pool/guest house, by D. Werkhoven, seconded by S. Mongar, approved 5-0 vote.

REGULAR MEETING (07min. 43sec):

Chair Solley called the meeting to order at 7:38pm.

He seated himself, D. Werkhoven, W. Farrell, V. Andersen and S. Mongar for an absent J. Hill.

Consideration of the Minutes (08min. 21sec):

Page 2 – under “Regular Meeting” – it should say, “Chair Solley”, not “Chari Solley”.

MOTION: To approve the Washington Zoning Commission September 27, 2022 Meeting Minutes with one correction, by Chair Solley, seconded by W. Farrell, approved 5-0 vote.

Pending Applications (9min. 05sec):

MOTION: To approve the Request of Benett, 213 Tinker Hill Rd., for a Special Permit – Section(s): 13.11.3 – Accessory Apartments, Detached – for a pool/guest house, as shown in the plans titled, “New Residence for Halle and Karen Benett, 213 Tinker Hill Road, Washington, CT – Poolhouse, PH-1”, by Delsener Designs and Richardson Structural Engineers, dated 4-5-22, with Revision dates of 5-10-22, 5-25-22, 7-21-22, and 8-8-22, as well as the “Septic and Site Design Plan” by Colby Engineering and Consulting, LLC, Sheet CS-101 and dated 10-12-21 with a revision date of 08-18-22. Motion made by Chair Solley, seconded by V. Andersen, approved 5-0 vote.

New Applications:

None.

Other Business (10min. 45sec.):

PA 21-29 Subcommittee Report:

Chair Solley reported that the Subcommittee last met on October 19, 2022. He added that J. Hill had taken input from Attorney Zizka, the Town of Roxbury as well as discussions had by the Committee, and intend to put forth a report on multi-family housing that they hope to present to the Zoning Commission as well as the public. The Commission discussed possible locations, soil-based zoning and how it could affect potential housing locations, and the benefits of allowing more housing in business districts. The next PA 21-29 Subcommittee meeting is tentatively scheduled for November 2, 2022 from 4:00pm until 6:00pm (**please check the Zoning Commission’s web page for updates and Agenda/Notices here):

<https://www.washingtonct.org/zoning-commission>

101 Wykeham: Discussion regarding 3rd party review (29min. 42sec):

Chair Solley informed the Commissioners that he had spoken to David Battista of Lenard Engineering, Inc., located in Winsted, Connecticut and asked him to conduct the third-party review. Chair Solley was informed by Mr. Battista that currently there is a firm buyout taking place and that Attorney Sherwood, (attorney for 101 Wykeham), is representing a party for the purchase. The Commission agreed that this sounded like a conflict of interest and decided to continue searching for an Engineering firm, preferably one which has two or three principals and a staff. S. White agreed to reach out to neighboring towns for recommendations.

V. Andersen questioned the process of the third-party review. Chair Solley explained that an estimate would be given by the potential firm, the Applicant pays for the review from the bond account that was set and when complete the Applicant will replenish the bond.

When asked by Chair Solley for a brief comment, M. Solomon stated that he did feel there is a conflict of interest between the engineering firm and Attorney Sherwood.

Enforcement (42min 55sec.):

M. Haverstock provided the Commission her monthly report. She pointed out that she and S. White had several pre-application meetings with Mr. Delesner regarding 213 Tinker Hill Road prior to the public hearing tonight, and believed it attributed to the public hearing running so smoothly. The Commission agreed.

D. Werkhoven questioned some activity taking place on Findlay Road. Land Use staff stated that they believe some septic work is needed on this site, causing the movement of boulders and large rock.

Chair Solley questioned Zoning Permit-4275-22 on River Road, “adding farming use to residential/farming properties. Chair Solley explained that he did not feel this was allowable. Land Use staff consulted with Attorney Zizka on the matter and he supported the permit.

Communications (48min. 00sec):

Chair Solley stated that he had spoken to Attorney Zizka regarding the letter they had received last month via the neighbors of 101 Wykeham located at 27 Bell Hill Road. There are rights that go with the deed of this property that concern septic use and development. As for obtaining information on the 101 Wykeham property, S. White reminded the public that all information is public information and the files can be viewed and/or emailed to any interested party at any time.

Privilege of the Floor (49min 57sec.):

M. Purnell questioned the timeline for the third-party review of 101 Wykeham, LLC, whether or not the site plan should be completed before the review takes place and informed the Commission that the setback line on the site plan were for a school, not an inn and should be changed. Chair Solley reminded M. Purnell that the Agenda did not list any of these concerns and shall not be discussed this evening.

Administrative (53min. 19sec):

S. White informed the Commission that the cost was low for this month’s legal bill.

Adjournment:

MOTION: To adjourn the October 24, 2022 Washington Zoning Commission Meeting at 8:25pm, by Ms. Andersen, seconded by S. Mongar, approved 5-0 vote.

The recording for this meeting can be found here:

https://townofwashingtongcc-my.sharepoint.com/:u:/g/personal/trill_washingtonct_org/ERbvRu6bqYBHmXR2k30gj0MBGrRr8ugpkJSULDpg4qtdIA?e=gXzuiu

Respectfully Submitted,

Tammy Rill

Land Use Clerk

October 26, 2022

***Minutes filed, subject to approval**