



**Town of Washington**  
**Zoning Board of Appeals**  
 P. O. Box 383  
 Washington Depot, CT 06794  
 Land Use Office: 860-868-0423

ZBA USE ONLY:  
 Appl. # ZBA- 1132  
 Date Rec'd 11/22/21  
 Fees Paid yes  
 Cash/Chk # \_\_\_\_\_  
 Chk writer \_\_\_\_\_

**APPLICATION FOR VARIANCE(S)**

**APPLICANT INFORMATION**

(If there are two or more applicants, provide the following information for each)

Name: Bantam Wesson (Amy Memillo)  
 Home Address: 165 Railroad Hill Street  
 Business Address: 165 Railroad Hill Street  
 Home Phone: 203-419-5045 Business Phone: 203-750-7041  
 Email Address: amy.memillo@bantamwesson.com

**PROPERTY INFORMATION**

Street Address: 121 West Shore Road  
 Assessor's Lot No.: 10 & 31 Zoning District(s): R-2 Acreage of Property: 0.24  
 Owner(s) of Record: Edward & Anne Bowen  
 Home Address: 105 Steinbright Drive Collinsville, PA 19426  
 Business Address: NIA  
 Home Phone: 800-884-4768 Business Phone: NIA  
 Record Owner(s) Deed is filed in the Land Records at: Vol. 236 Page 1275  
 Is the property located within 500 feet of any town line? Yes \_\_\_\_\_ No X

X [Signature]  
 Signature of Owner (if Owner is not the Applicant)

NOTE: Property History information must be provided on next page of application.

**VARIANCE(S) REQUESTED**

The following variances are requested from the Town of Washington Zoning Regulations:  
 (Attach additional sheets if necessary.)

Variance from Section 7.6 Type/amount\* of variance: 8.4 needed on South side (Walberg)  
 Variance from Section 7.6 Type/amount\* of variance: 28.1 needed on East side (Minios)  
 Variance from Section \_\_\_\_\_ Type/amount\* of variance: \_\_\_\_\_  
 Variance from Section \_\_\_\_\_ Type/amount\* of variance: \_\_\_\_\_

\*As an example of the type and amount of a requested variance, an applicant might seek a variance of five feet from a setback regulation (e.g., from 25 feet to 20 feet) or five percent from a lot coverage limitation (e.g., from 15% to 20%).

**PROPERTY HISTORY**

Was the lot created as part of an approved subdivision plan? Yes \_\_\_\_\_ No X

If yes: State the date of approval of the plan: \_\_\_\_\_

Map number of the plan as filed in the Land Records: \_\_\_\_\_

Have the lot lines been revised since plan approval? Yes \_\_\_\_\_ No \_\_\_\_\_

Provide copies of recorded deeds or maps showing all such revisions.

If no: At what volume and page of the Land Records is the property first described as a separate parcel of land in a deed or other record?\* Vol. 236 Page 1275

\*NOTE: If the property is first described as a separate parcel in one or more documents recorded before August 1956, provide the volume and page of the last such document that was recorded before August 1956.

Have any previous variances been granted to this property? Yes \_\_\_\_\_ No X

If yes, attach a copy of each such variance to this application and state the volume and page at which each such variance is recorded in the Land Records. Vol. \_\_\_\_\_ Page \_\_\_\_\_

**EXPLANATION OF REQUEST FOR VARIANCES**

In the spaces below, explain why each requested variance is needed. The explanation should include, at a minimum, a description of the purpose of the variance and the hardship justifying the request. Attach additional sheets, if needed. **The applicant has the burden of proving to the board that each requested variance is justified.** Refer to "Guidelines for Variance Applications" for guidance.

The Installation of 2-120 LP tanks (Right Rear of House) and generator (Left Rear of House) are non-conforming due to the lot being too small on side yards. The homeowners have lost power for extended periods over the last decade through multiple hurricanes and storm outages related to trees. Losing power results in dangerous temperatures in winter months and loss of water from the well. The setback is 50 ft for side yard, proposed generator to property line to east 21.9' will need 8'4" and property line to South 41.6' will need 28.1' to be approved

**ADDITIONAL REQUIREMENTS**

The applicant must submit:

1. **One original** and eight copies of a class "A-2" survey indicating all existing and proposed structures, septic systems, wells and water sources, easements, rights of way and legal restrictions, as well as all measurements and distances, needed to show the extent and nature of the requested special exception.
2. **Building and Elevation (if applicable) Plans** giving complete details with scaled measurements (see "Guidelines" for explanation).
3. **Filing fees** of \$100 and \$60, in separate checks, payable to the Town of Washington.
4. **Required by hearing date:** Evidence of certificate of mailing to the owners of all property located within 200 feet of the property involved in this application, notifying them of the date, time and location of the hearing and the nature of the requested variance.
5. **Signed Letter of Representation** (if applicable)

**CERTIFICATION**

**I hereby certify that the information I have provided in this application, including any attached sheets, is true, and I acknowledge that any false information may cause the denial or revocation of a Variance.**

Amy Merrill  
Signature of Applicant

Agent Authorization Letter

August 9, 2021

We authorize Amy Mennillo from BantamWesson to act as our agent regarding the Zoning Board of Appeals concerns with the installation of a generator and propane tanks at our property on:

121 West Shore Road  
Washington CT 06777

We very much appreciate any consideration and cooperation that you may be able to give to us and to Amy Mennillo.

Handwritten signatures of Edward Bowen and Amy Mennillo. The signature of Edward Bowen is on the left, and the signature of Amy Mennillo is on the right, connected by a horizontal line.

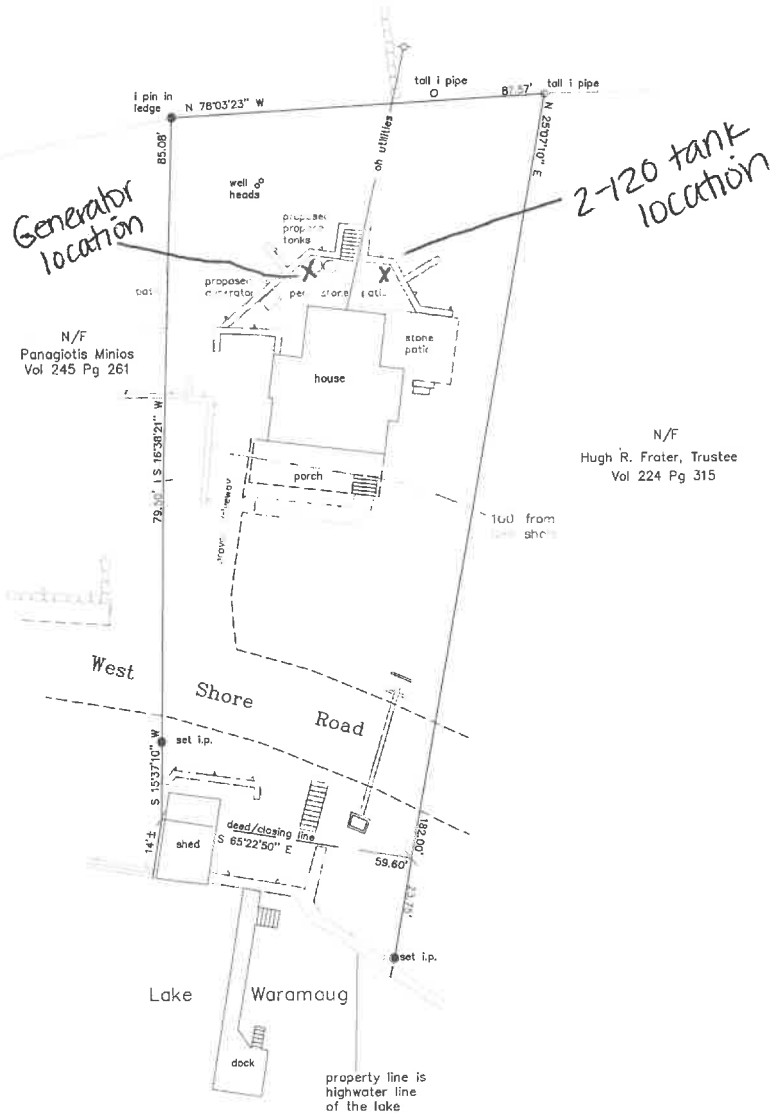
Mr. & Mrs. Edward Bowen

0.291 ± Acre  
 Zoning Location Survey  
 Map Prepared For  
 Anne Bowen  
 Edward A. Bowen  
 121 West Shore Road  
 Washington, Connecticut

scale 1" = 20' October 2021



N/F  
 Barbara B. Walberg  
 George W. Walberg  
 Vol 217 Pg 531



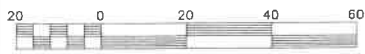
*Generator location*

*2-120 tank location*

Lot Coverage -15%  
 Existing Coverage -35.7%  
 Add 26 Sq FT for generator  
 and propane tanks -35.9%  
 Will require variance

LEGEND

- Existing Iron Pipe
- Existing Iron Pin
- Existing Concrete Monument
- Existing Drill Hole
- Stonewall
- Wire Fence
- Wood Fence
- Hedge
- Utility Pole



Scale 1" = 20'

Notes

- 1) This map and survey have been prepared in accordance with section 20-300b through section 20-300c-20 of the Regulations of Connecticut State Agencies "Minimum Standards for Surveys and Maps" effective June 21, 1996 conforming to Class A-2 Standards for a Property Survey categorized as a Resurvey for boundary and Zoning Location Survey for proposed improvements.
- 2) Refer to maps by S.P. Bertacini, Jr. and G.P. Burnham.
- 3) Parcel is located in R-3 Zone.
- 4) Area shown is calculated to deed line.



To my knowledge and belief, this map is substantially correct as noted hereon.

*Roy V. Cheney*

Roy V. Cheney LLS # 18468  
 Bethlehem, Connecticut  
 MAP NOT VALID WITHOUT EMBOSSED SEAL  
 Map Signed and Sealed Electronically



FRONT



LEFT SIDE



REAR



RIGHT SIDE



**SOIL INSPECTION & PERCOLATION TEST RESULTS**

The Palmgren residence  
121 West Shore Road  
Washington, Connecticut  
Testing Conducted By: Brian E. Neff, P.E.  
Test Date: September 21, 2015

**SOIL INSPECTION PFT: NO. 1**  
0" - 10" Dark brown topsoil  
10" - 30" Brown fine sand; loam  
30" - 84" Gray silty fine sand (compact)

No ledge observed  
No bedding observed at 30"  
No groundwater seepage observed  
Roots observed to 30"

**PERCOLATION TEST HOLE: A**  
Hole depth: 30" Presat = 1 hour

DEPTH	TIME	T/D
17.5"	11:58	1.00
24.75"	1:08	1.4
26.25"	1:18	6.7
27.5"	1:28	8.0
dy	1:38	-

Percolation rate: 8.0 minutes per inch

**SYSTEM DESIGN DATA**

DWELLING DESIGN SIZE: (3) BEDROOMS  
NO 100 GALLON CAPACITY OR LARGER BATHUBS  
NO KITCHEN SINK GARBAGE GRINDER  
HEALTHY CODE REQUIRED MINIMUM EFFECTIVE LEACHING (BASED UPON 1.0-10.0 MINUTES PER INCH PERCOLATION RATE) AREA = 485 SQ. FT.  
POTENTIAL FUTURE LEACHING FIELD CONSISTS OF (1) ROW OF GEOMATRIX S-BOX NSB7-28-38 UNITS (RATED 28.7 SMLF) BY 28.2 FT. LONG, TOTALLING 888 SQ. FT. OF EFFECTIVE LEACHING AREA

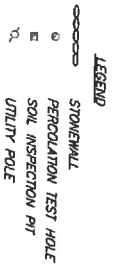
MINIMUM LEACHING SYSTEM SPREAD  
HR = 24 (MOTTILING AT 30' 10.1-15.0% GRADIENT)  
FR = 1.5 (3 BEDROOM DWELLING)  
FR = 1.2 (2.1-10.0 MIN./IN. PERC.)  
MSSS = 24 x 1.5 x 1.2 = 43.2 < (28.2 \* 30.0 \* 27.3) = 43.28 DIVERGING FLOW  
NO BURIED OIL TANKS ARE PROPOSED

LOT SIZE: 0.244 ACRES  
TAX ASSESSOR MAP 11, BLOCK 8, LOT 18 & 31  
PROPERTY OWNERS: RONALD K. PALMGREN  
DALE A. PALMGREN

REVISION Δ: EXTENDED LEACHING ROW & UPDATED M.L.S.S. CALC. 2-27-16

**SEPTIC SYSTEM FEASIBILITY PLAN**

THE PALMGREN RESIDENCE			
121 WEST SHORE ROAD			
WASHINGTON, CONNECTICUT			
DATE:	12-28-15	DRAWN BY:	B.E. NEFF
REVISION:	2-27-16 Δ	DRAWING NUMBER:	SHEET 1 OF 1
BRIAN E. NEFF LICENSED ENGINEER 128 BALCON ROAD ROXBURY, CT 06783 (860) 354-2246			



NOTE: THIS IS NOT A SURVEY MAP. IT IS A PLAN PREPARED FOR DETERMINING SEPTIC SYSTEM AND WELL FEASIBILITY.

SCALE: 1" = 20'

