

## Zoning Commission

### MINUTES

Public Hearings – Regular Meeting

December 26, 2017

7:30 p.m.

Main Level Meeting Room

**MEMBERS PRESENT:** Mr. Solley, Mr. Reich, Mr. Werkhoven, Mr. Averill, Mr. Armstrong  
**ALTERNATES PRESENT:** Mr. Sivick  
**ALTERNATES ABSENT:** Ms. Radosevich  
**STAFF PRESENT:** Ms. Hill, Ms. White  
**ALSO PRESENT:** Mr. Becker, Atty. Andrews, Mr. Graniss, Mr. Connell, Mr. Croce, P.E.,  
 Mr. Galante, Mr. Barnet, Members of the Public

#### **Call to Order:**

Mr. Solley called the meeting to order at 7:30 p.m.

#### **Public Hearing:**

**Seated:** Mr. Solley, Mr. Reich, Mr. Werkhoven, Mr. Averill and Mr. Armstrong

Chairman Solley read the legal notice.

#### **The Gunnery, Inc./99 Green Hill Road/Special Permit: Section 4.4.10/Construct Arts and Community Center:**

Mr. Becker, Head of School, The Gunnery, gave an overview of the proposed project. He explained that they currently hold all visual and performing arts on the east side of campus and the students must cross Route 47 for these classes. The spaces in which these classes and performances are held are not competitive with their peer schools. He stated that these spaces barely fit their current program for performances and the three school meetings held weekly. They have estimated that the crossings of Route 47 will be reduced by 100,000 over the 9-month school year if they are allowed to build the proposed arts and community center on their main campus.

Mr. Becker stated that this proposed project will assist in directing most of the traffic to the outskirts of the campus which improves the safety of the students and faculty on campus. Most vehicles will enter through the existing Main Gate on Kirby Road. The existing parking lot will be turned into a green space, which will enhance the beauty of the campus. Mr. Becker explained that this proposed plan uses the existing topography of the campus to minimize the impact of the proposed building.

Mr. Becker informed the Commission that The Gunnery reached out to neighbors who reside closest to this proposed building.

He stated that this proposed project is not a conception to increase enrollment at The Gunnery. They would like to maintain around 300 enrolled students. He hopes that the local community organizations that occasionally use the campus will benefit as well.

Mr. Granniss, Landscape Architect, of the S.L.A.M. Collaborative, discussed how this proposed arts and community center could benefit the Town. He noted that the Town of Washington Plan of Conservation and Development mentions improving development for The Gunnery which could increase events and be an opportunity to enhance The Green as a whole. He reiterated the benefit to the Town regarding the decrease in pedestrian crossings of Route 47. He noted that the calculations for this project were based on the 21.7-acre lot of the main campus and this project would double the amount of usable green space on the campus.

Mr. Granniss displayed a drawing entitled "Thomas S. Perakos Arts and Community Center," prepared by S.L.A.M. He noted that there will be a net addition of 18 parking spaces when they remove the existing parking from the center of campus and replace it with the proposed entry court parking at the perimeter of the campus. The proposed site plan depicts the proposed green space to replace the existing parking lot.

Mr. Granniss stated that there are 49 spaces on the campus across Route 47, the main campus has 149 spaces. He said that in Section 15.3.2 of the zoning regulations, parking spaces are allowed to be increased based on the need of the campus and they are requesting approval for the additional parking.

Mr. Granniss stated they are requesting a special permit for a "School" use in an R-1 and R-2 Zone. He noted that ½ acre is located in the R-2 Zone and the remainder in the R-1 Zone, excavation of over 100 cubic yards and approving the parking count.

Mr. Granniss pointed out how the existing parking area takes up a large space in the middle of the campus and by moving it to the perimeter of the campus traffic will be significantly reduced. He indicated the other gathering areas around the proposed building. He stated that they will discuss the proposed rain gardens and the strategically located steep rake theater building that mirrors the existing grade of the site.

Mr. Connell, The S.L.A.M. Collaborative, displayed the Main Level and Lower Level Floor Plan and noted that the total square footage of the proposed building is approximately 31,800 SF. He explained how they designed the building to reduce the overall massing. They also considered the architectural style of the existing buildings on campus as well as the desire to have it be welcoming and modern. Mr. Connell displayed and explained the elevations of the proposed Arts & Community Center and informed the Commissioners that they have received approval from the Historic District Commission and the neighbor across the street. He noted that the overall building height at the chimney is within 40' which meets the Zoning Regulations, the ridgeline of the roof is 8" below the chimney and updated elevation drawings would be submitted tonight for the record to indicate this and clarify the exact height.

Mr. Croce, P.E. of Tighe & Bond, discussed the site drainage, site utility and soil erosion control for this project. He displayed sheet C200 depicting the proposed parking lot indicating that the

existing drainage will be maintained flowing north to south. He explained the flow from the trench drain, rain garden, underdrain to the rip rap splash pad and on grade level spreader. He informed the commission that they are proposing to use permeable pavers for the parking spaces and paved driving lanes, all of which are included in the lot coverage calculations.

There was a brief discussion of the 3-minute walking time from the proposed parking area to the proposed building.

Mr. Granniss informed the Commissioners that they will be using existing curb cuts and will be right hand turn only upon exit which will reduce vehicular traffic on Kirby Rd,

Mr. Croce displayed sheets C202 and C204. He informed the Commissioners that all utilities will be on campus and fed from the existing systems.

The Commissioners asked if there are any new programs being added that do not exist today.

Mr. Becker stated that they will be offering a digital design program and noted that there will be designated spaces for set design and chorus.

Mr. Croce displayed sheet C300 and explained the soil erosion control plan.

There was a brief discussion regarding emergency access, handicap parking and locating the parking at the perimeter of the campus. Mr. Granniss stated that they have designed the site to incorporate as much open space on the main campus. It was noted that there is access to the back of the building at the lower level and an interior elevator. Mr. Granniss confirmed that they are proposing 2 floors with the total building footprint of 22,396 SF.

Mr. Galante, Traffic Consultant, Frederick P. Clark Associates, Inc., stated that his firm performed 2 traffic reports; one for summer conditions and another for when school is in session. He discussed the extensive data collection process.

There was a brief discussion regarding event parking. Mr. Becker stated that they will manage traffic for events with people stationed directing traffic and signs. He informed the Commissioners that most of The Gunnery's events do not generate excess traffic during the school year however, hosted events, such as the ASAP Young Writer's program, attendance would have an additional control mechanism through ticket sales.

Mr. Solley asked if they were planning on hosting more activities.

Mr. Gallante stated that there is ongoing monitoring and they make suggestions according to their findings.

There was a discussion regarding a total increase of 18 parking spaces. It was noted that the lot coverage increase was approved by the Zoning Board of Appeals. Mr. Granniss explained that the difference will be that the parking is closer to the venue and less crossing of Route 47.

Atty. Andrews, Shipman & Goodwin, addressed issues from Ms. Hill's Administrative Report for this application. She noted that revised elevation drawings have been submitted tonight to illustrate and clarify that the total height of the building is in compliance of the zoning regulations. She then discussed how this proposed application meets the nine requirements listed in the zoning regulations. Atty. Andrews cited the POCD and letters of support from the neighbors (on file in the Land Use Office). She noted that the Fire Marshall has signed off on this proposed plan, a traffic study has been performed and indicates there will be no increased impact and less pedestrian crossings on Route 47. She stated that the proposed parking adds eight spaces above the maximum for a theater of this size but would mitigate the parking problem that exists. Atty. Andrews informed the Commissioners that the main campus is nearly 22 acres, sufficient size for the proposed use, the building is set back 102 feet from the boundary line at its closest point and The Gunnery has consulted with neighbors regarding tree placement/landscaping. She noted that the site of the proposed building is located on a previously developed site, which reduces earthwork. This and the design of the proposed building reduces the amount of blasting for ledge removal. Atty. Andrews stated that bio filtration will be used and the site will be maintained with the same high standards as the rest of The Gunnery campus. She informed the Commissioners that they do not anticipate any nuisance conditions; all lighting will be dark sky friendly.

Ms. Hill read her administrative report and feels that all issues were addressed. She recommended that, if the Commission approves this application, they add a condition to require that the Land Use Office is notified 48 hours prior to commencing work to make sure erosion controls have been installed properly.

Mr. Solley asked if the public had any comments.

Mr. Reich asked what the plans are for the Emerson Performing Arts Building.

Mr. Becker stated that they will continue to use it but do not have any definite plans for the building.

Mr. Armstrong asked if there were plans to use solar panels and a geothermal heating system.

Mr. Becker stated that they are planning for this and that they have recently received a gift with the request that this proposed structure is a L.E.E.D. Certified building.

Mr. Solley noted the letters of support that were sent to the Land Use Office. There were no letters expressing opposition.

There was a discussion as to whether the Commission should make their decision tonight.

**MOTION:** To close the public hearing for The Gunnery, Inc. /99 Green Hill Rd./ Special Permit: Section 4.4.10/School/ Construct School Arts and Community Center, by Mr. Reich, seconded by Mr. Averill, passed 5-0 vote.

**REGULAR MEETING:**

**Seated:** Mr. Solley, Mr. Reich, Mr. Werkhoven, Mr. Averill, Mr. Armstrong

**Consideration of the Minutes:**

The Regular Meeting Minutes of November 27, 2017 were considered by the Commissioners. The Commissioners decided that they would consider the December 11, 2017 Special Meeting Minutes at the regularly scheduled zoning meeting in January.

**MOTION:** To approve the Regular Meeting Minutes of November 27, 2017 as presented, by Mr. Averill, seconded by Mr. Werkhoven, passed 5-0 vote.

**Pending Application(s)**

**The Gunnery, Inc./99 Green Hill Road/Special Permit: Section 4.4.10/Construct Arts and Community Center:**

The Commissioners had a lengthy discussion regarding what conditions that they would consider for an approval.

**MOTION:** To approve the request of The Gunnery, Inc. at 99 Green Hill Rd. for a Special Permit: Section 4.4.10 – School, to construct a school arts and community center with associated parking per the master plans entitled “The Gunnery – The Thomas S. Perakos Arts & Community Center” prepared by The S.L.A.M. Collaborative, Volume 1 of 1, 52 pages, dated 11-16-17 and revised sheets A301, A302, A303 dated 12-26-17, with the following conditions:

1. Benchmark elevations for the building height shall be established for the proposed building per Section 11.7.2.3 of the Zoning Regulations,
2. As- Built drawings shall be submitted to the Zoning Commission upon the completion of framing. The as-built drawings must be approved by the Commission or its authorized agent before commencement of further construction. The Commission may, at the expense of the applicant, submit such drawings to a professional for evaluation,
3. That the Land Use office be notified at least 48 hours prior to the commencement of work so the Zoning Enforcement Officer can inspect and approve the erosion control measures, and
4. Outside construction may take place only between 7:00 a.m. and 5:00 p.m. Monday through Friday and between 8:00 a.m. and 4:00 p.m. on Saturday. No work will take place on Sunday. No blasting, no operation of heavy equipment and no site work are permitted on Saturday and before 8:00 a.m. Monday through Friday and on Memorial Day, Fourth of July and Labor Day,

By Mr. Solley, seconded by Mr. Werkhoven, passed by 5-0 vote.

**Town of Washington/10 Blackville Road/Special Permit: Section 8.4.20/Fire Department Training Building:**

The Commission considered the above mentioned application.

**MOTION:** To schedule a public hearing for the Town of Washington/10 Blackville Road/Special Permit: Section 8.4.20/To Construct Fire Department Training Building at the Regular Meeting of the Zoning Commission on January 22, 2018 at 7:30 pm. By Mr. Solley, seconded by Mr. Averill, passed 5-0 vote.

**101 Wykeham Road, LLC/101 Wykeham Road/Revision of Special Permit for an Inn (Public hearing continued to 1/9/18):**

Mr. Solley read a letter addressed to the Zoning Commission from Atty. Fisher stating that 101 Wykeham Road, LLC. is requesting the continued hearing scheduled for January 9, 2018 be continued to the January 22, 2018 regularly scheduled meeting of the Zoning Commission.

The Commissioners discussed having the continuance for 101 Wykeham Road, LLC. on a separate evening and the amount of days they have left to extend the timeline. Mr. Solley stated that there needs to be enough days between the time that new information that the applicant is planning to submit and the continued public hearing for the Commission to review the materials.

Ms. Hill stated that she received a call from Atty. Fisher stated that the applicant is planning to revise the application in a way that would make the Zoning Commission and all the neighbors very happy but it could not possibly be ready for January 9, 2018.

The Commissioners discussed the timeline and lead time to review the new materials. They agreed that there should be a date set that the materials should be submitted.

**MOTION:** To continue the public hearing for 101 Wykeham Road, LLC. /101 Wykeham Road/Revision of Special Permit for an Inn on January 29, 2018 at 6:30 pm and request new documentation is submitted to the Land Use Office no later than January 15, 2018, by Mr. Solley, seconded by Mr. Averill, passed 5-0 vote.

**Other Business**

No other business to discuss.

**Enforcement**

**Enforcement Report:**

The Enforcement Report dated December 26, 2017 by Zoning Enforcement Officer Mike Ajello was distributed to Commission members.

Mr. Werkhoven brought up the lighted beer signs that are still being used. He spoke with Mr. Ajello ZEO who has stated that he will address the issue.

**Privilege of the Floor**

No one from the public asked to speak

**Administrative Business**

The Zoning Commissioners considered the dates submitted for scheduled meetings in 2018.

**MOTION:** To approve the Zoning Commission 2018 Meeting Calendar as presented, by Mr. Solley, seconded by Mr. Averill, passed 7-0 vote.

**Communications**

The Commissioners considered the information received from the Northwest Hills Council of Governments regarding towns “opting-out” of PA 17-155 – “Temporary Healthcare Structures.”

Ms. Hill stated that unless the Commission opts out, these temporary healthcare structures will have to be allowed in Town.

The Commissioners agreed to address this at the next regularly scheduled meeting of the Zoning Commission on January 22, 2018.

### **Adjournment**

**MOTION:** To adjourn the meeting at 9:55 p.m., by Mr. Averill, seconded by Mr. Reich, passed by 7-0 vote.

Submitted subject to approval:

By: \_\_\_\_\_

Shelley White, Land Use Clerk

January 2, 2018