TOWN OF WASHINGTON

Bryan Memorial Town Hall

Post Office Box 383

Washington Depot, Connecticut 06794

ZBA Special Meeting

February 13, 2018

7:30 P.M. Main Level Meeting Room

**MEMBERS PRESENT:** Mr. Bowman, Mr. Peterson, Mr. Wildman, Mr. Gunnip

**STAFF PRESENT:** Ms. White

**OTHERS PRESENT:** Mr. Farmer, Mr. & Mrs. Condon

**PUBLIC HEARING(S):**

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

**SEATED:** Mr. Bowman, Mr. Peterson, Mr. Wildman, Mr. Gunnip

**CONTINUED-ZBA-1062: Request of Washington Club, Inc., 92 Green Hill Rd, for a Variance/Section 11.5.1A – Lot Coverage, 11.6.1 – Setbacks, to install platform tennis court, stairs, and terrace:**

Mr. Austin Farmer was present to represent the Washington Club on behalf of the President of the Washington Club. He read the letter written by Philip M. Farmer, President, The Washington Club, dated February 13, 2019, addressed to the ZBA Commissioners. In this letter, Mr. Farmer addressed the Zoning Board of Appeals questions regarding light and dimensions of the proposed stairs. He noted that it was important to point out that the Town Plan of Conservation and Development recommends the importance “for the Town to be receptive to organized fitness and athletic activity to foster a healthy lifestyle.”

The Commissioners and Mr. Farmer reviewed the additions that were made to the map titled “Site Plan,” prepared for Washington Club by Berkshire Engineering with a revision date of 12-20-19. The Dimensions of the stairs. They also reviewed the Lighting Plan titled, “Platform Tennis,” by CREE, dated 2/7/19 and Addendum A for IES TM-15-11: Backlight, Uplight , and Glare (BUG) Ratings. There was a brief discussion regarding the amount of light that would spill onto the adjoining playing fields of the Gunnery.

Mr. Bowman stated that he spoke with the Historic District Commission. They briefly discussed increasing the 4 ft. dimension to 8 ft. from the property line to allow for plantings to screen the lighting.

There was a brief discussion regarding the proposed elevation of the paddle tennis court.

It was noted that the surround of the proposed court would not have any screening.

Mr. Bowman stated that he would be in favor of increasing the North East dimension from 4 feet to 8 feet. The location of the proposed court would be closer to the clubhouse building and would require at the same elevation of 701 ft. and allow room for screen/buffer plantings.

Mr. Farmer agreed that this would be possible.

There were no further questions from the other Commissioners.

**MOTION:** to close the public hearing for **ZBA-1062:** Request of Washington Club, Inc., 92 Green Hill Rd, for a Variance/Section 11.5.1A – Lot Coverage, 11.6.1 – Setbacks, 5.3.3 - Unilluminated Sports Courts, to install a luminated platform tennis court, patio, and stairs, by Mr. Wildman, seconded by Mr. Gunnip, passed by 4-0 vote.

**MEETING**

Mr. Wildman stated that he believes the applicant has answered the questions that the ZBA has asked of them and provided accurate documents to create a sufficient record for the proposed paddle tennis court. Mr. Peterson agreed and feels that the increase to the 8-foot dimension to allow for the plantings. Mr. Gunnip stated he was in favor of this application. Mr. Bowman stated that he can approve this plan with the stated conditions and noted that the POCD mentions encouraging organized fitness and athletic activity.

**MOTION:** to approve application **ZBA-1062:** Request of Washington Club, Inc., 92 Green Hill Rd, for a Variance from Section 11.5.1A – Lot Coverage, 11.6.1 – Setbacks, 5.3.3 - Unilluminated Sports Courts, to install a luminated platform tennis court, patio and stairs, per the map titled “Site Plan” prepared for Washington Club by Berkshire Engineering & Surveying, LLC, revision date 12-20-19 and “Zoning Location Survey” prepared for Washington Club Hall, by Michael T. Alex, dated August 2018, with the following conditions: 1. The North East dimension location of the paddle tennis court be increased to by 4 feet for a total of 8 feet from the property line maintaining the indicated 701’ elevation, slightly recessed into the hill, and 2. Install screen/buffer plantings around the court to screen the lighting, by Mr. Bowman, seconded by Mr. Wildman, passed unanimously by 4-0 vote.

**MOTION:** to adjourn at 8:00 pm by Mr. Bowman, seconded by Mr. Wildman, passed unanimously.

Respectfully submitted.

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Shelley White, Land Use Clerk, February 20, 2019

Subject to approval

\*All materials on file in the Land Use Office

\*\*A recording of this meeting is available upon request