

TOWN OF WASHINGTON
 Bryan Memorial Town Hall
 Post Office Box 383
 Washington Depot, Connecticut 06794
 ZBA Regular Meeting
 March 21, 2019

7:30 P.M.

Main Level Meeting Room

MEMBERS PRESENT: Mr. Bowman, Mr. Horan, Mr. Peterson, Mr. Wyant, Mr. Wildman,

ALTERNATES PRESENT: Mr. Weber, Mr. Gunnip

STAFF PRESENT: Ms. White, Mr. Tsacoyannis, Ms. Rill

PUBLIC HEARING(S):

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

SEATED: Mr. Bowman, Mr. Horan, Mr. Wyant, Mr. Wildman, Mr. Peterson

ZBA-1071: 23 Loomarwick Rd, LGA Holdings, Variance- Section - 11.6.C - Yard Setbacks- for shed placement, fire pit and bocce court:

Mr. Fowler to represent LGA Holdings, 23 Loomarwick Rd.

Commission looked over a survey of 23 Loomarwick with hand drawn proposed locations of the proposed shed, bocce court and fire pit, not dated, presented by Mr. Fowler. Mr. Bowman stated that the proposed plan should show the exact description of shed, including dimensions, size, and exact location of each. Mr. Tsoycannis, ZEO, stated that the proposed plans do show exact location of each. Mr. Bowman stated that the proposed plans need to be more detailed and drawn to scale. Mr. Bowman would also like more details about the bocce court, such as location and dimensions.

MOTION: To Continue until next Zoning Board of Appeals meeting; Thursday, April 18th, 2019, 7:30pm, Bryan Memorial Town Hall, Washington Depot, CT, with plans submitted by next week.

By: Mr. Wyant, Seconded by: Mr. Wildman

ZBA-1072: 28 Tinker Hill Rd., Kandel, Variance – Section(s) – 17.9.4 – Replacement of a Nonconforming Structure, 11.3.1.c - Minimum Lot Size - to replace the existing boathouse, add a trellis and covered area and repair the current dock. Represented by: Harold Tittmann of Tittmann Design and Consulting.

Mr. Bowman read a letter to the Zoning Board of Appeals Commission members submitted by Lake Waramaug Association, dated March 19th, 2019, whom overall do not support the proposed plan.

Mr. Bowman referred to proposed plan set, prepared for Kandel, 28 Tinker Hill Rd., by Mr. Tittmann.

Mr. Bowman noted that the proposed plan was ambitious and that Mr. Tittmann was requesting a special permit, not a variance. The proposed seemed to be more of a "hangout" than a boathouse. Mr. Gunnip agreed with Mr. Bowman. Mr. Tittmann inquired as to what would be considered acceptable within guidelines, and a brief discussion took place.

MOTION: to continue until next month’s meeting; Thursday, April 18th, 2019, 7:30pm, at Bryan Memorial Town Hall, Washington Depot, CT.

By: Mr. Wyant. Seconded by: Mr. Peterson

MOTION: To approve the minutes of the February 21st meeting

By: Mr. Gunnip, Seconded by: Mr. Wyant

MOTION: to adjourn meeting at 8:35pm

By: Mr. Wyant, Seconded by: Mr. Peterson

Respectfully submitted: *

Tammy Rill

Land Use Clerk

*subject to approval

**all pertinent documents are available in the Land Use Office

***meeting recordings are available upon request