

Town of Washington
P.O. Box 383
Washington Depot, CT 06794
ZONING COMMISSION
MINUTES
Regular – Public Hearing
March 25, 2019

7:30pm

Main Level Meeting Room

MEMBERS PRESENT: Mr. Solley, Mr. Averill, Mr. Werkhoven, Mr. Armstrong, Mr. Reich

ALT. ABSENT: Ms. Radosevich, Mr. Sivick

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

ALSO PRESENT: Ms. Audet, Mr. and Mrs. Solomon, Mr. Sherr, Mr. Noeding, Mr. Doherty, Mr. Hileman, Members of the Public

Call to Order

_Chairman Solley called the meeting to order at 7:30pm

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

Consideration of Minutes

___The Commissioners considered the Regular Meeting Minutes of the Town of Washington Zoning Commission from February 25, 2019

February 25, 2019 Minutes:

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3rd paragraph, sentence 1 should read: “....or anyone from the Zoning *has* been to the property”.

4th paragraph, sentence 3 should read: “....If there is a complaint, *if it is* noticed during tax reevaluation, *or* if the ZEO happens to be on the property”.

4th paragraph, sentence 5 should read: “....that the ZEO was not *responding* to a specific concern....”

5th paragraph, sentence 2 should read: “....apologized if this caused *any* confusion”

MOTION: To approve the minutes of the Zoning Commissions February 25, 2019 meeting, by Mr. Werkhoven, seconded by Mr. Averill.

PUBLIC HEARING

LAVERGE/226 Bee Brook Road/Special Permit: Section 13.14/Bed and Breakfast Establishment/Renewal of Special Permit:

Mr. Solley read a letter written by Ms. Laverge requesting the renewal of the existing Special Permit: Section 13.14/Bed and Breakfast Establishments. She stated that all aspects of the B&B are the same as they were three years ago when the original special permit was attained.

Mr. Werkhoven stated that Ms. Laverge has taken the proper steps to renew the Special Permit and he felt that it should be renewed. He also questioned whether or not the other B&B's in town followed the same guidelines properly, and if the Commission could possibly receive a list of these establishments to check. Mr. Averill questioned whether or not an owner would have to reapply if they had not followed the steps of renewal. Mr. Solley confirmed that, yes, they would have to reapply.

MOTION: To approve the renewal of Special Permit/Laverge/226 Bee Brook Rd./Special Permit: Section 13.14/Bed and Breakfast Establishment: by Mr. Reich, seconded by Mr. Werkhoven

Revision of the Zoning Regulations/Sections 12.8 and 12.8.1/Temporary Events:

Mr. Solley read a letter dated March 13, 2019 from Ms. Hill, former Land Use Administrator, regarding the wording and possible unintended consequences of the proposed revisions of the Washington Zoning Regulations concerning Temporary Events. She included suggestions made by Mrs. Solomon in this letter as well.

Mr. Solley read a letter submitted by Wayne Hileman, Planning Commission chairman, dated March 9th, 2019 asking the Washington Zoning Commission to consider the language used on the proposed revisions concerning Temporary Events.

Mr. Solley read a letter submitted by Lisa Stein, President of the Washington Business Association, received March 18, 2019 also regarding the proposed changes to the Washington Zoning Regulations concerning the Temporary Events and the effects it would have on the local businesses.

The Commissioners discussed the proposed language and the concerns of Ms. Hill, Mr. Hileman and Ms. Stein at length. All agreed that some changes could be made to the language as suggested, however Mr. Solley made it clear that there would be no vote taking place tonight and this was just a discussion.

Mr. Solley stated that it should be noted that Regulation 12.8.3 is regarding the Residential Districts in town (also known as R1, R2 and R3), not the Business Districts. Mr. Averill believes that it is important to protect the rural character of the residential districts. Mr. Werkhoven asked if the regulation could state that this is regarding *just* the residential districts to eliminate confusion. Mr. Solley agreed. Mr. Werkhoven also made note that there are numerous areas (i.e: schools, churches, town property), where temporary events were acceptable, however explained that he wanted to avoid creating a “chilling effect” for events.

Mr. Solley again reiterated that this was just a discussion, and that this was not a public hearing nor being voted upon currently.

Privilege of the Floor:

Mr. Solley invited Mr. Hileman to add and/or clarify any points he had made in his letter to the Commission. Mr. Hileman stated that he believed some of the suggestions made tonight would ease a number of his concerns, but it was still unclear on the issue of one event per calendar year, per property. Mr. Solley stated that the Commission received advice from council stating that the limitation was not advised.

Mr. Solley then invited Ms. Solomon to add and/or clarify any points that she had made via Ms. Hill's letter. She stated that she had written her concerns some time ago but would be interested in revisiting the proposed revisions once they are formed.

Enforcement:

Mr. Tsacoyannis stated that he has been making regular site visits, once per month (or more often if needed), to ensure compliance. He gave a brief summary of a few of the properties that he has been working on.

Special Reflection:

The Commissioners would like to offer their sincere appreciation and gratitude to Janet Hill for her 30+ years of service to the Town of Washington, the Zoning Commission and Land Use Department. Janet's hard work, commitment to detail and overall knowledge will be greatly missed by this commission.

Motion:

To adjourn at 8:53pm, by Mr. Averill, seconded by Mr. Solley

Respectfully Submitted,

Tammy Rill

Land Use Clerk

March 27, 2019

***Filed subject to approval**

****All documents are on file in the Land Use Office, and a digital recording of this meeting is available upon request.**