

TOWN OF WASHINGTON
Bryan Memorial Town Hall
Post Office Box 383
Washington Depot, Connecticut 06794
Zoning Commission Regular Meeting
April 22, 2019

7:30 P.M.
Meeting Room

Main Level

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

ALTERNATES PRESENT: Ms. Radosevich

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

PUBLIC PRESENT: Mr. Farrell, Mr. Doherty, Ms. Solomon, Mr. Solomon, Ms. Bransen, Mr. Bedini, Mr. Sherr, Mr. Johnson, Ms. Johnson, Ms. Stein

CALL TO ORDER:

Mr. Solley called the meeting to order at 7:30pm, seating the five regular members of the Commission and stated that there would be no Public Hearing this evening due to no new applications.

Mr. Solley proceeded to read a letter from Peter Talbot, regarding Washington Art Association, 4 Bryan Plaza, Washington Depot, regarding a correction for the as-built for the property, noting that the line was actually 2.3 feet away, rather than the listed 2.6 feet away. Mr. Solley requested that a copy of this information accompany the Special Permit for the record.

CONSIDERATION OF MINUTES:

MOTION: To approve the March 25, 2019 meeting minutes, by Mr. Averill, seconded by Mr. Werkhoven. Approved, 5-0 vote.

NEW APPLICATIONS:

Supply Holdings LLC – 2 Calhoun Street/Special Permit for Section 8.6.2 – Retail Lumber Yard, Minimum Setback, Outdoor Storage Building – to demolish and rebuild a lumber yard storage building within the setback.

MOTION: To schedule a Public Hearing for Supply Holdings LLC – 2 Calhoun Street/Special Permit for Section 8.6.2 – Retail Lumber Yard, Minimum Setback, Outdoor Storage Building – to demolish and rebuild a lumber yard storage building within the setback, for May 20th, 2019 at 7:30pm in the Main Level Meeting Room of Bryan Memorial Town Hall, Washington Depot, CT, by Mr. Solley, seconded by Mr. Averill, passed 5-0 vote.

OTHER BUSINESS:

Discussion regarding possible revisions of Zoning Regulation 12.8, Temporary Events. Mr. Solley read a letter, dated April 18, 2019 written by the Washington Business Association, with their concerns over the possible revisions and how they may impact local businesses. Mr. Solley then read a letter written by Mr. And Mrs. Matthews, concerning the impact that any revisions could make on residential properties. Mr. Solley then asked the Commission if they preferred to schedule a Special Meeting to discuss Zoning Regulation 12.8, and the Commission agreed that would be best.

MOTION: To schedule a Special Meeting on Monday, May 6th, 2019 at 7:30pm in the Main Level Meeting Room of Bryan Memorial Town Hall, Washington Depot, CT, to discuss Zoning Regulation 12.8 – Temporary Uses, by Mr. Solley, seconded by Mr. Werkhoven, passed by 5-0 vote.

ENFORCEMENT:

Mr. Tsacoyannis was unable to attend this evenings meeting due to a death in the family.

Mr. Werkhoven had a question regarding 282 Bee Brook Road and the corrections made to rectify some violations made, specifically the structures that were on the property. Ms. White confirmed that they have combined the main lot to the vineyard section of the property, so that it is now on the same parcel and that the stage was created by a sculptor and is being considered a sculpture. Mr. Solley suggested that the Commissioners look at the map on file in the Land Use Office regarding the property.

COMMUNICATION:

Mr. Solley read a letter written by Ms. Johnson regarding Agricultural Exemptions, Connecticut State Statues, Section 22A-40, asking for clarification as to how they relate to land clearing and zoning. Mr. Solley stated that the Commission would be looking into the Statue closely.

PRIVILEGE OF THE FLOOR:

Mr. Averill stated that it was brought to his attention that there is currently a trend happening in town called “Glamping”, (also known as Glamorous Camping), where a property owner builds a “tent-like” structure on their property and rents them by night in R1-residential neighborhoods. The Commission will be looking into this subject further, as well as asking Mr. Tsacoyannis, Zoning Enforcement Officer, to look into the matter.

Ms. Stein, Washington Business Association President, stated that she would like to be included in the Special Meeting on May 6th, 2019 to discuss her concerns and clarify the definition of "Temporary Permit" and would like the Commission to consider the letter written by Mr. Hileman and read during the March 25th, 2019 meeting, because it noted a number of the Washington Business Association's concerns. Mr. Reich stated that they can certainly voice concerns during the Special Meeting.

Mr. Farrell asked the Commission to clarify the regulation concerning access to the outside of a single family residence, and if there would need to be an access way going through to both sides of the home. Mr. Solley clarified that there should be access from one side of the home to the other. Mr. Werkhoven stated that he would like to look into this a little further. Ms. White stated that there was a similar situation some time ago on Shearer Road, and Mr. Solley requested that the commission review that file once again for reference.

Mr. Doherty also asked for clarification of single family home rentals and what would be considered legal and allowable. Mr. Solley emphasized that the homeowner (or the legal adult child of a homeowner), should be residing in the primary residence.

ADMINISTRATIVE BUSINESS:

No administrative business this evening.

MOTION: To adjourn the meeting at 8:40pm, by Mr. Reich, seconded by Mr. Werkhoven, passed unanimously.

Respectfully submitted,

**Tammy Rill
Land Use Clerk**

April 26, 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.**

