TOWN OF WASHINGTON

BRYAN MEMORIAL TOWN HALL

**POST OFFICE BOX 383**

**WASHINGTON DEPOT, CT 06794**

**ZONING BOARD OF APPEALS**

**MINUTES**

**December 18, 2014**

**Present:** Roberts, Catlin, Bowman, Wyant, Kaplan, Alt. Peterson, Alt.

Absent: Leab, Wildman, Alt.

**Staff:** Nelson, Ajello

**Others:** Rod Thorne

Ms. Roberts, Chairman, called the meeting to order at 7:32 pm.

**Seated:** Roberts, Catlin, Bowman, Wyant, Kaplan, Alt.

ZBA – 0981– Request of Woodward – 8 Upper Church Hill Road, for Special Exception for Expansion of Nonconforming Dwelling, Zoning Regulation Section(s) 11.6.1 (minimum setback & yard dimensions) for two additions to existing dwelling and dormers.

Mr. Thorne of Rod Thorne Home Design represented Mr. Woodward as he intends on buying the house. He apologized for the late submission of changes to the original plans. Mr. Thorne said the house was originally built as a saltbox in the 1850’s. It burned down in the late 1940’s and rebuilt as a cape. It was previously given a couple of exceptions to build additions. Mr. Thorne at first thought he could fix the house but in order to do it justice he decided to reverse what had been done to the house. The proposed plans call for removing the additions and raising the roof approximately 4 feet to give the impression of a saltbox effect. The proposed new garage will be beyond the 50 foot setback. The house will be bigger but some of the nonconformities will be removed. Mr. Thorne stated the existing ridgeline is 20 feet high and the proposed ridge will be 24 feet. The commissioners looked at the plans submitted on 12/17/14 and 12/18/14. Mr. Bowman asked for a site plan but an updated one had not been submitted. There was a brief discussion on lot coverage. One of the drawings submitted looked like the property consisted of two lots. Mr. Ajello confirmed the property is one lot with a total of 9.75 acres and there is no issue with lot coverage.

**Motion:** to close the Public Hearing for **ZBA – 0981–** Request of Woodward – 8 Upper Church Hill Road, for Special Exception for Expansion of Nonconforming Dwelling, Zoning Regulation Section(s) 11.6.1 (minimum setback & yard dimensions) for two additions to existing dwelling and increased volume by Mr. Catlin, seconded by Mr. Wyant, passed 5 - 0.

Deliberation and Action on ZBA-0981:

Mr.Catlin said the structure is fairly modest with some increase in volume but the applicant is reducing some nonconformities, they are moving the garage out of the setback and the structure is in keeping with the architectural style of the neighborhood. Mr. Wyant said what was presented was reasonable. He also agreed with Mr. Catlin’s comments and said it fits the scope of the special exception request and so he supported it. Ms. Roberts stated this was a good example of what the special exception clause was written for. She also appreciated that Mr. Thorne had proposed removing the part of the house that is closest to the road. Mr. Bowman agreed with what was said previously but he would have liked to have had the updated information prior to the meeting. Ms. Kaplan agreed with other commissioners, especially Mr. Catlins comments. She also reminded them the approval of the commission would be contingent on Mr. Thorne obtaining an updated formal site plan for the file.

**Motion:** to approve **ZBA – 0981–** Request of Woodward – 8 Upper Church Hill Road, for Special Exception for Expansion of Nonconforming Dwelling, Zoning Regulation Section(s) 11.6.1 (minimum setback & yard dimensions) for increased volume and the changes indicated on drawings dated 12/17/14 & 12/18/14 and approval is contingent on having a revised complete site plan filed, by Ms. Roberts, seconded by Mr. Catlin, passed 5 – 0 vote.

**Other Business**

Mr. Ajello addressed the commission with two enforcement actions he had been following that of Mr. Carreira ( 19 New Preston Hill Rd.) and Mr. Teh (8 Kirby Rd.). The ZEO followed Mr. Carriera through the application process. The building has been completed. A revision of the variance was filed and Mr. Carriera received a certificate of zoning compliance. Mr. Ajello recently visited Mr. Teh’s property and he passed around a photo of the installed AC units. He has written Mr. Teh because to date he has not filed the Variance with the Town Clerk, has failed to complete his Zoning application and has not submitted an as-built.

The 2015 calendar was submitted and approved by the commissioners. A brief discussion on how to write up when a motion is approved but the variance is denied. It was decided to bold **“Variance Denied”.** It was also discussed how to communicate to the ZBA if there are changes made to the Zoning Regulations. The commissioners also discussed the website and the difficulty with keeping it up to date.

**Motion:** to accept the Zoning Board of Appeals Regular Meeting Minutes of November 20, 2014 as submitted by Ms. Roberts, seconded by Mr. Wyant, passed by 5-0 vote.

**Motion:** to adjourn at 8:25 pm, by Ms. Roberts, seconded by Mr. Catlin.

**Submitted Subject to Approval**,

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Linda Nelson, Land Use Clerk

**A recording of the meeting is available in the Land Use Office.**