TOWN OF WASHINGTON

BRYAN MEMORIAL TOWN HALL

**POST OFFICE BOX 383**

**WASHINGTON DEPOT, CT 06794**

**ZONING BOARD OF APPEALS**

**MINUTES**

**July 17, 2014**

**Present:** Roberts, Wyant, Wildman, Alt., Peterson, Alt,Kaplan, Alt.

Absent: Catlin, Leab, Bowman

**Staff:** White

**Others:** First Selectman Lyon

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

PUBLIC HEARING

**Seated:** Roberts, Wyant, Wildman, Alt., Peterson, Alt.**,** Kaplan, Alt.

ZBA-0967 – Request of the Town of Washington – 10 Blackville Road, for Variance, Zoning Regulation Section(s) 11.5.1 (Lot Coverage), increase in lot coverage for Town Garage Facility due to recalculation.

First Selectman Lyon was present to discuss this application.

The commissioners and Mr. Lyon looked at the map prepared for The Town of Washington 10-12 Blackville Road by T. Michael Alex with a revision date pf 6-2-14 Material Storage Location and New Building.

Ms. Roberts asked if the lot coverage calculation of 19.9 % includes travelled surfaces, paved or unpaved, as well as structures.

Mr. Lyon confirmed that the calculation of 19.9% includes all structures and travelled surfaces on the property. The previous lot coverage was erroneously calculated at 19.2% due to the use of three different maps from three different engineering firms.

**Motion:** to close ZBA – 0967 **–** Request of the Town of Washington, 10 Blackville Road, for Variance, Zoning Regulation Section(s) 11.5.1(Lot Coverage), increase in lot coverage for Town Garage Facility, by Ms. Roberts, seconded by Mr. Wyant, passed by 5-0 vote.

**MEETING**

Mr. Wyant stated that he appreciates that the Town has come back to ZBA in order to correct the lot coverage calculation for the record. Ms. Roberts agreed with Mr. Wyant and stated that the Selectman’s Office must provide a breakdown of the lot coverage calculation for the record. Mr. Wildman and Ms. Kaplan agreed with the other commissioners. Mr. Peterson stated that this application was necessary to correct the calculation of lot coverage.

Motion: to approveZBA – 0967 **–** Request of the Town of Washington, 10 Blackville Road, for Variance, Zoning Regulation Section(s) 11.5.1(Lot Coverage), increase in lot coverage for Town Garage Facility due to recalculations as per the map prepared for The Town of Washington 10-12 Blackville Road by T. Michael Alex with a revision date pf 6-2-14 Material Storage Location and New Building and other pertinent documents in the file, passed by 5-0 vote.

**Consideration of the Minutes:**

Ms. Roberts noted that the minutes from the Special Meeting of June 3, 2014 ZBA meeting have not yet been posted to the Town website.

She recommended adding a disclaimer at the end of the minutes stating that the reader refer to the minutes of the subsequent ZBA meeting for possible corrections.

Ms. White stated that she would look into adding a link to the ZBA page on the Town Website to direct readers to the minutes of the Commission.

The commissioners considered the Zoning Board of Appeals Meeting Minutes of June 17, 2014.\*

**Motion:** to approve the Zoning Board of Appeals Meeting Minutes of June 17, 2014 as submitted, by Ms. Roberts, and seconded Mr. Wyant, passed by 5-0 vote.

**Privilege of the Floor**

No one from the public was present at this time.

**OTHER BUSINESS**

**Other Business:**

It was noted that an As-Built survey of the Teh property has not been submitted to the Land Use Office.

Ms. Roberts suggested that a discussion regarding Certified/Return Receipt versus Certificate of Mailing would be and item on the August 21, 2014 regularly scheduled ZBA Meeting.

**Adjournment:**

**Motion:** to adjourn at 7:50 pm, by Ms. Roberts, seconded by Mr. Wyant.

**Submitted Subject to Approval**,

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Shelley White, Land Use Clerk 7-18-14

\*Please refer to the subsequent ZBA Meeting Minutes for possible corrections.

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