

TOWN OF WASHINGTON
 Bryan Memorial Town Hall
 Post Office Box 383
 Washington Depot, Connecticut 06794
 ZBA Regular Meeting
 January 17, 2019

7:30 P.M.

Main Level Meeting Room

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

ALTERNATES PRESENT: Mr. Wildman, Mr. Gunnip

STAFF PRESENT: Ms. White, Mr. Tsacoyannis

OTHERS PRESENT: Mr. McMorrow, Mr. Clark, Mr. Fredlund, Mr. Weber, Members of the Public

PUBLIC HEARING(S):

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

SEATED: Mr. Bowman, Mr. Peterson, Mr. Wildman, Mr. Gunnip

CONTINUED-ZBA-1062: Request of Washington Club, Inc., 92 Green Hill Rd, for a Variance/Section 11.5.1A – Lot Coverage, 11.6.1 – Setbacks, to install platform tennis court, stairs, and terrace:

Mr. Bowman explained that if this application comes to a vote it would need to be a unanimous vote to pass as there are only four seated members.

Mr. McMorrow of Berkshire Engineering was present to represent The Washington Club for this application. He presented a slightly modified Site Plan with a revision date of 1-17-19. Mr. McMorrow stated that he discussed the Commission's requests from the last meeting with Mr. Farmer, President of the Washington Club, including the need for construction details, pier locations and distances, lighting details (including a photometric plan), and the possibility of moving the court closer to the existing building.

Mr. McMorrow and the Commissioners reviewed the letter from Reilly Green Mountain Platform Tennis, addressed to Mr. Farmer, dated January 11, 2019. This letter included the specifications for the proposed court, options, concrete pier design, lighting, and court layout. Mr. McMorrow noted that the proposed structure is 31' 2" wide by 61' 2" long and he moved the location of the entire structure to maintain the 4' offset of The Gunnery property line.

The Commissioners and Mr. McMorrow reviewed the photometric plan for the proposed paddle tennis court by CREE dated 1/16/19. There are 6 proposed lights on 20' x 4" steel poles. Mr. McMorrow explained the visibility of the lights from the road.

There was a brief discussion regarding factors such as hills and buildings that effect the throw of the light. It was noted that there would be minimal residual light reflecting onto The Gunnery fields and the Gunn Memorial Library parking lot. Both institutions have submitted letters that they do have any problems with the application.

Mr. Bowman informed Mr. McMorrow that the Zoning Regulations under Section 5.3.3 permits only unilluminated tennis, basketball and other outdoor sports courts. This regulation was passed after the existing illuminated tennis courts were constructed.

Mr. McMorrow addressed the Commission's request to install a retaining wall to enable the proposed court to be located closer to the Washington Club House. He noted that it was quite clear to Mr. Farmer that the Historic District Commission were firm in their approval of this current location and previous plans that indicate the proposed location to be further up the hill and closer to the building were deemed not appropriate and would not be approved by the HDC.

There was a brief discussion that this application includes a request for variances for Section 11.5.A Lot Coverage that exceeds 15 percent of the total land areas for lots less than 2 acres (48% to 52%), Section 11.6.1 for the side setback for the proposed stairs and patio and rear setback to the proposed court and Section 5.5.3 for proposed lighting.

It was noted that they are not proposing lighting for the proposed patio/terrace.

Mr. McMorrow noted that there would be rip rap under the proposed court for drainage and will hold a 2 to 1 slope.

Mr. Fredlund stated that the courts would not be heated.

There was a brief discussion regarding the snowboards used to keep the courts clear.

There was a brief discussion whether the proposed court would be available to The Gunnery.

Mr. Bowman asked about the skirting base of the proposed court and if it would be lattice per the submitted Tittmann Design renderings or texture 1-11 plywood per the letter from Reilly Green Mountain Platform Tennis. He asked if there are drawings of what was approved by the Historic District Commission. Mr. McMorrow confirmed that they would go with the Tittmann Design renderings.

Mr. Bowman asked if the applicant went back to the HDC requesting the proposed court at its currently proposed elevation but setting it into the hill closer to the building.

Mr. McMorrow responded that they had originally located the proposed court 17.5' off the property line at the original presentation to the HDC.

Mr. Bowman clarified that the applicant has not been back to the HDC after the last ZBA meeting. He stated that at the December meeting they had requested that it be considered to locate the proposed

court into the hillside at the same elevation as this current plan which would decrease the light spread and move it further from the setbacks. He questioned whether the HDC understood what the ZBA was suggesting. He said that the other concern was about the lights and that the ultimate goal is to have the lights reflecting only on the court, the lights were not part of the original application and they are not permitted per Section 5.5.3.

There was a brief discussion regarding Section 12.15.2 which could allow lighting while the court is in use.

Mr. Bowman suggested that this proposed plan could be submitted as it is now or without the lights with the option of the applicant applying separately for the lights.

Mr. McMorrow stated that he would like to keep the lighting in the application as a modification.

Mr. Farmer stated that it would not make sense if the court could not be illuminated.

There was a brief discussion regarding dark sky lighting.

The Commission requested that the lighting be "Dark Sky Friendly", confirmation of the skirting material, confirmation of the materials used for proposed stairs and terrace, whether the retaining wall is included in the proposed terrace dimension, dimensions of stairs, walkway and their distance from the property line.

There was a brief discussion regarding scheduling a special meeting to continue this public hearing.

MOTION: to grant a continuance of the public hearing for **ZBA-1062** at a Special Meeting on February 13, 2019 at 7:30 pm in the Upper Level Meeting Room of Bryan Memorial Town Hall - Request of Washington Club, Inc., 92 Green Hill Rd, for a Variance/Section 11.5.1A – Lot Coverage, 11.6.1 – Setbacks, to install platform tennis court, patio, stairs, and Section 5.3.3 - court lighting by Mr. Wildman, seconded by Mr. Gunnip, passed by 4-0 vote.

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

ZBA-1065: This public hearing will be continued as requested by the applicant - Howard, 99 West Shore Rd, for Special Exception for Section 17.4. – Nonconforming Structures, to rebuild boathouse on existing foundation at the Regularly scheduled ZBA Meeting on February 21, 2019 at 7:30 pm in the Main Level Meeting Room.

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

ZBA-1066: This public hearing will be continued as requested by the applicant - Pavilion Hall LLC, 17 East Shore Rd, for Variance – Section 11.6.1- Minimum Setback Requirements, to place propane tanks and a/c condenser units in the rear yard setback at the Regularly scheduled ZBA Meeting on February 21, 2019 at 7:30 pm in the Main Level Meeting Room.

Consideration of the Minutes

Consideration of the Minutes of the December 20, 2018, Special ZBA Meeting were considered.

MOTION: to accept the December 20, 2018, ZBA Special Meeting Minutes as submitted, by Mr. Wyant seconded by Mr. Wildman, passed by 5-0 vote.

Other Business:

Mr. Bowman signed off on an invoice from Murtha Cullina for legal services.

2019-2020 Budget

The Commissioners considered the proposed 2019-2020 Budget for ZBA.

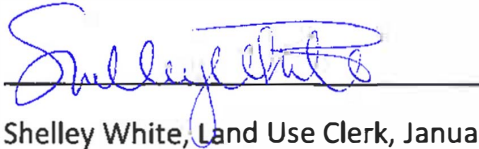
MOTION: to approve the 2019-2020 ZBA Budget as presented, by Mr. Bowman, seconded by Mr. Wyant, passed by 5-0 vote.

The Commissioners welcomed Mr. Tsacoyannis, ZEO.

Adjournment:

MOTION: to adjourn at 8:30 by Mr. Bowman, seconded by Mr. Wildman, passed unanimously.

Respectfully submitted.



Shelley White, Land Use Clerk, January 24, 2018

Subject to approval

*All materials on file in the Land Use Office

**A recording of this meeting is available upon request