

March 22, 2004

MEMBERS PRESENT: Mrs. Friedman, Mr. Martin, Mr. Owen, Ms. Page

MEMBER ABSENT: Mr. Fitzherbert

ALTERNATES PRESENT: Mr. Abella, Mr. Brinton

ALTERNATE ABSENT: Mr. Shapiro

STAFF PRESENT: Mrs. Hill

ALSO PRESENT: Mr. and Mrs. Sargeant, Ms. Habib, Mr. Pearsall, Mr. Papsin

PUBLIC HEARING

Sargeant/28 Tinker Hill Road/Special Permit: Sections 6.4.6 - Fence on the Lake Waramaug Side of West Shore Road and 6.4.10 - Boathouse

Mr. Martin called the public hearing to order at 7:30 p.m. and seated Members Friedman, Martin, Owen, and Page and Alternate Brinton for Mr. Fitzherbert. Ms. Page read the legal notice published in **Voices** on 3/10 and 3/17/04.

Mr. Abella arrived at 7:35 p.m.

Mr. Martin reviewed the documents in the file. He read both the undated written description of the work already done provided by Mr. and Mrs. Sargeant and the 3/22/04 ZEO Report. Photos of the 10' X 12' boathouse and trellis fence were circulated.

Mr. Sargeant noted the fence is 6 feet tall, but that it is not intrusive because it can be seen through, it is a natural color, and is intertwined with wisteria. He said a fence was necessary both for privacy and to prevent trespassing.

Mrs. Hill, ZEO, thought the current location was an improvement over the location of the original boathouse because it was set further back from the lake and so blocked less of the view. Ms. Page noted the trellis fence was the kind of fence that should be encouraged around the lake.

Mrs. Friedman asked if a future owner could replace the trellis with a stockade fence. Mrs. Hill suggested a condition of approval to prevent this and Mr. Martin said a motion of approval could make it clear that the fence was being approved as submitted and that the reason for approval of the fence was because it is a trellis that can be seen through.

There were no questions or comments from the public.

MOTION: To close the public hearing to consider the Special Permit application: Sections 6.4.6 - Fence on the Lake Waramaug side of West Shore Road and 6.4.10 - Boathouse at 28 Tinker Hill Road, submitted by Mr. and Mrs. Sargeant. By Mr. Owen, seconded by Ms. Page, and passed 5-0.

Mr. Martin closed the public hearing at 7:47 p.m.

This public hearing was recorded on tape. The tape is on file in the Land Use Office, Bryan Memorial Town Hall, Washington Depot, Ct.

REGULAR MEETING

Mr. Martin called the Regular Meeting to order at 7:48 p.m. and seated Members Friedman, Martin, Owen, and Page and Alternate Brinton for Mr. Fitzherbert.

Consideration of the Minutes

MOTION: To accept the 2/23/04 Regular Meeting minutes as submitted. By Ms. Page, seconded by Mr. Owen, and passed 5-0.

Pending Matters

Sargeant/28 Tinker Hill Road/Special Permits: Sections 6.4.6 and 6.4.10 - Fence and Boathouse

Mrs. Friedman asked if a boathouse could be built on the existing foundation if this smaller boathouse were ever taken down. Mrs. Hill said it could. It was also noted the Zoning Board of Appeals had concluded there could be only one boathouse at a time on the parcel.

MOTION: To approve the Special Permit application: Sections 6.4.6 - Fence on the Lake Waramaug side of West Shore Road and 6.4.10 - Boathouse for 28 Tinker Hill Road submitted by Mr. and Mrs. Sargeant, the reasons for approval of the "fence" being 1) it was a trellis and 2) it could be seen through. By Mr. Owen, seconded by Mr. Brinton, and passed 5-0.

Town of Washington/11 School Street/Special Permit: Section 4.4.9/Restroom-Kitchen Addition to Town Pavilion

Mr. Martin read the 3/22/04 letter from Ms. Anson, Chairman of the Park and Rec Commission, which requested an extension for the scheduling of the public hearing until the May 24th meeting. It was noted the Inland Wetlands Commission had not yet approved the application. It was the consensus to grant the extension.

Revision of the Regulations/Section 14/Site Plans

Mr. Martin reported Atty. Zizka has been forwarded the draft for a legal review and there is no point in further discussion by the Commission until his comments are received. A copy of the current draft may be obtained from the Land Use Office.

New Applications

Rumsey Hall School/210 Romford Road/Special Permit: Section 4.4.10/Addition to Hull House

Rumsey Hall School/200 Romford Road/Special Permit: Section 4.4.10/Utility Building for Water Supply System and Generator

Ms. Habib, Business Manager, represented the school.

Addition to Hull House: Currently the building has a flat roof and a second story addition is proposed. The occupancy of the building will not change. One faculty apartment will remain in the building and the number of rooms for students will increase so they will be housed two to a room rather than four to a room. Mr. Martin asked for a rendering of the building. Mr. Brinton asked about emergency exits. Ms. Habib said the contractor, Mr. Sedito, had discussed safety matters with the Fire Marshal and the Building Official.

Utility Building and Generator: The school is proactively upgrading its 50 year old water supply system. Using the maps, "Schematic Plan, Water System Improvements," by Buck and Buck, dated 3/9/04, 3 sheets, Ms. Habib pointed out the proposed locations of the new water storage tanks and the 12' X 20' utility building.

Mr. Martin noted both proposals had emergency services/ requirement aspects and so asked Mr. Brinton, a member of the Volunteer Fire Dept. to check to make sure all Fire Dept. requirements would be met. Mr. Brinton agreed to review the plans prior to the public hearings scheduled for April 26, 2004.

Other Business

Implementation of the Plan of Development: A Special Meeting with Mr. Chalder and Mr. Wood of Planimetrics has been scheduled for Monday, March 29 at 7:30 p.m. in the Land Use Meeting Room. The four topics to be addressed are ridgeline protection, the Washington Green District, alternate housing options, and bulk dimension regulations. Mr. Martin noted that part of the process of implementing regulations to govern these issues will be informational meetings with the public. He asked Mrs. Hill to try to obtain a copy of Kent's draft ridgeline protection regulations.

Communications

Mr. Martin noted Mr. Shapiro would be on a leave of absence due to family matters. He and the rest of the Commission feel Mr. Shapiro contributes greatly to the Commission and look forward to his return.

Mr. Martin said he had received a letter from Mr. Pearsall of the Nettleton Hollow Association regarding preservation of the rural character of that road and of the Town. In response, he and Mrs. Hill had met with Mr. Pearsall and had driven the length of Nettleton Hollow Road. It was evident from their discussion, that the Association and the Zoning Commission share many of the same goals. Mr. Pearsall was invited to attend upcoming Zoning meetings regarding implementation of the Plan of Conservation and Development.

Mr. Martin briefed the Commission on proposed legislation to address land use concerns raised by the Poirier case. Mrs. Hill was asked to draw up a list of the subdivisions that have been approved in the last ten years.

MOTION: To adjourn the meeting. By Mr. Owen.

There being no further business, Mr. Martin adjourned the meeting at 8:16 p.m.

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Janet M. Hill, ZEO