

April 26, 2004

MEMBERS PRESENT: Mr. Fitzherbert, Mrs. Friedman, Mr. Martin, Ms. Page, arrived 7:40 p.m.

MEMBER ABSENT: Mr. Owen

ALTERNATES PRESENT: Mr. Abella, Mr. Brinton

ALTERNATE ABSENT: Mr. Shapiro

STAFF PRESENT: Mrs. Hill

ALSO PRESENT: Mr. Hunt, Ms. Habib, Mr. Farnen, Mr. Charles, Press

PUBLIC HEARINGS

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

Mr. Martin called the public hearing to order at 7:30 p.m. and seated Members Fitzherbert, Friedman, and Martin and Alternates Abella and Brinton for Members Owen and Page. Mrs. Friedman read the legal notice published in **Voices** on 4/14 and 4/21/04.

Mr. Martin reviewed the documents in the file (see attached list) and read the 4/26/04 ZEO Report.

The map, "Overall Campus, Water System Reconstruction," revised to 4/23/04, by Buck and Buck was reviewed.

Mr. Farnen, Headmaster, Ms. Habib, Business Manager, and Mr. Hunt, engineer, represented Rumsey Hall. Mr. Farnen detailed the proposed work to upgrade the school's water supply system including construction of a 10' X 20' X 13' equipment building and installation of an enclosed generator. The equipment building would house the pump, pump controls, meters, and sampling taps. All other components of the system such as pipes and tanks would be installed underground.

Although the local Health Department signed off on the application, Ms. Habib stated the State Health Department had not yet done so. Mr. Martin noted State approval was required before the work on the water system could begin, but said this was not under the Commission's jurisdiction. Mr. Hunt, engineer, said the State was not likely to make major changes to the proposed overall system, but might possibly require detail changes. Ms. Habib said the preliminary work would begin as soon as possible because the building had to be completed by June 11 in order for CL&P to provide power by 9/1.

Mrs. Hill, ZEO, reported the building and generator met the setback requirements. Mr. Martin asked that insulation be installed to muffle the generator's noise.

Mr. Brinton, member of the Washington Fire Department, stated there were already water sources on the property, but the department appreciated the upgrade. Mr. Hunt pointed out the location of the existing fire hydrant and noted there would have to be a significant increase in the number of water tanks installed to accommodate any more hydrants.

There were no further questions or comments from the Commissioners or the public.

MOTION: To close the public hearing to consider the Special Permit application: Section 4.4.10 submitted by Rumsey Hall School to construct a building and install a generator for the water supply system at

200 Romford Road. By Mr. Fitzherbert, seconded by Mr. Abella, and passed 5-0.

Mr. Martin closed the public hearing at 8:52 p.m.

Rumsey Hall School/201 Romford Road/Special Permit: Section 4.4.10/Second Floor Addition to Hull House

Mr. Martin called the public hearing to order at 8:53 p.m. and seated Members Fitzherbert, Friedman, and Martin and Alternates Abella and Brinton for Members Owen and Page. Ms. The legal notice published in **Voices** on 4/14 and 4/21/04 was read.

Mr. Martin reviewed the documents in the file and read the 3/9/04 letter from Mr. Coleman of the State DEP, which stated the proposed addition did not require DEP approval. He then read the 4/26/04 ZEO Report.

The map, "Overall Campus, Water System Reconstruction," by Buck and Buck, revised to 4/23/04 was used to show the location of the existing building in relation to the boundaries. Plans entitled, "Hull House Renovations," by Design Studio compared the existing and proposed floor plans and showed the proposed elevations.

Mrs. Hill noted there were no setback or wetlands issues.

Mrs. Habib stated she did not have written approval from Mr. Etherington, Fire Marshal, but Mr. Brinton said he had spoken with him and he had no problem with the proposal. Several Commissioners said they were uncomfortable with only a verbal approval from Mr. Etherington, but Mrs. Hill pointed out that he would have to sign off on the building plans prior to the issuance of a building permit. Mr. Farmen stated that there would be no increase in the number of students as a result of this project.

No one from the public spoke for or against the application.

MOTION: To close the public hearing to consider the Special Permit application: Section 4.4.10 submitted by Rumsey Hall School for a second floor addition to Hull House at 201 Romford Road. By Mr. Brinton, seconded by Mr. Abella, and passed 5-0.

Mr. Martin closed the public hearing at 8:08 p.m.

These public hearings were 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 meeting to order at 8:08 p.m. and seated Members Fitzherbert, Friedman, Martin, and Page, and Alternate Abella for

Mr. Owen.

Consideration of the Minutes

MOTION: To accept the 3/22/04 Regular Meeting minutes as presented. By Mrs. Friedman, seconded by Ms. Page, and passed 5-0.

Pending Applications

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

Mr. Martin seated Alternate Brinton for Ms. Page.

MOTION: To approve the Special Permit application: Section 4.4.10 submitted by Rumsey Hall School for a building to house equipment and a generator for the water supply system at 200 Romford Road per the plans, "Overall Campus, Water System Reconstruction," by Buck and Buck Engineers, revised to 4/23/04 with the understanding that every effort will be made to reduce noise from the generator. By Mrs. Friedman, seconded by Mr. Fitzherbert, and passed 5-0.

Rumsey Hall School/201 Romford Road/Special Permit: Section 4.4.10/Second Floor Addition to Hull House

Mr. Martin seated Alternate Brinton for Ms. Page.

MOTION: To approve the Special Permit application: Section 4.4.10 submitted by Rumsey Hall School for a second floor addition to Hull House at 201 Romford Road per the plans submitted at the hearing and dated 4/26/04. By Mr. Martin, seconded by Mrs. Friedman, and passed 5-0.

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

Mr. Martin noted the application had been withdrawn, but would be resubmitted upon approval by the Inland Wetlands Commission.

Other Business

Barton/Preliminary Discussion/Washington Supply Co. Property: After requesting to be placed on the agenda, Mr. Barton decided a discussion at this time would be premature and so called to say he would not attend the meeting.

Revision of the Zoning Regulations/Section 14: Development Plan Requirements: The latest draft with Mr. Oley's updates and Atty. Zizka's recommended language had been circulated. Mr. Martin explained Atty. Zizka's changes, which included 1) eliminating all language granting the ZEO the power to approve waivers; 2) clarifying that sketch plans would be approved by the ZEO and site plans by the Commission; and 3) deleting references involving Inland Wetlands Commission jurisdiction. He pointed out that Section 14.6 allows the Commission, not the ZEO, to grant waivers when the applicant can show to the Commission's satisfaction that required information is not needed to reach a decision on the application. Mr. Martin referred to Section 14.2.a and asked the Commissioners if they thought the overall

footprint requiring a site plan should be increased from 2500 to 3000 square feet. It was the consensus it should not be increased, but that the language should be further clarified to make it clear the 2500 sq. ft. referred to the combined footprint for all buildings proposed and did not mean each building proposed could be 2500 sq. ft. under the sketch plan criteria. The text was reviewed by the Commissioners who clarified some of the language and corrected several minor typos. It was noted the definitions of "road" and "disturbed area" would be included with the proposed revisions. The public hearing to consider the revised Section 14 was scheduled for Monday, June 28, 2004 at 7:30 p.m. in the Land Use Meeting Room, Town Hall.

Plan of Conservation and Development: Mr. Martin summarized the discussion from the 3/29/04 meeting. The Commission had decided to focus on four areas to begin to implement the Plan of Conservation and Development.

1) Protection of Scenic Resources - The Commission had agreed with the concept of an overlay zone and had asked the consultants to draft standards and criteria. The exact boundaries of the overlay zone have not yet been determined, but it was the consensus the scenic vista map was not selective enough and that only the most important promontory vistas should be included. Mr. Martin suggested the Commission get a quote from Mr. Sinclair of the HVA on the price to use his methodology to scope down the overlay zone to include only the most critical areas. Mr. Martin thought the overlay zone should be ridgeline oriented and pointed out activities would not be prohibited in this zone, but would have to meet additional standards.

2) The Washington Green Residential District - Mr. Martin reported the consultants had been requested at the last meeting to draft regulations that would be consistent with the idea of permitting greater flexibility for lot coverage for both residential and institutional properties in this district in cases where buffering, traffic patterns, etc. could be improved. He also explained the Commission would reassess the boundaries of The Green District. Mrs. Friedman and Mrs. Hill had inspected The Green area and had planned to make a recommendation to the Commission regarding the most appropriate boundaries taking into account issues such as topography, access, and history. Mrs. Friedman said, however, this was very difficult without first knowing exactly what the new criteria would be. A lengthy discussion about possible boundaries and the rationale for establishing those boundaries followed. It was agreed that the expanded district should take into account the uniqueness of the area and the coexistence of residential and institutional uses. The boundaries of the current Green Historic District and Green Residential Zoning District plus the addition of any lots split by the above will, for discussion purposes, be used as the minimum size for the expanded district. This boundary will be mapped for discussion at the next meeting.

3) Age Restricted Housing - Mr. Martin reported a two step process was received favorably by the Commission at the last meeting. First an applicant would have to show that a particular parcel meets the criteria to be established so that the Commission could designate a floating zone for senior housing. Then a Special Permit application would have to be granted for the specific housing project. The consultants were asked to provide criteria for the floating zone. At the last meeting, some of the Commissioners had questioned whether the new regulations should focus only on age restricted housing, as housing diversity for young families is also needed in Town. Mr. Martin noted that limited equity single family housing being considered by the Washington Community Housing Trust may be better suited for young families. Mr. Charles asked the Commission to limit the number of units per project and to require a range of unit sizes and prices for all age groups in each project. Mr. Martin said that standards would have to be carefully drafted to cap the scale of projects so they can be integrated into existing neighborhoods. He also said that regulating the prices of dwelling units is beyond the jurisdiction of Zoning. While many of the Commissioners agreed housing diversity for all ages is needed, they also thought the Commission should initially be very focused as far as multifamily senior housing is concerned. It was the consensus that this is a complicated issue and that the Commission should take its time to

carefully draft regulations that will enable it to ensure that only the most appropriate applications be approved in Washington.

4) Height and Bulk Regulations - The Commission decided at the last meeting to reduce the maximum size permitted for primary structures from 45 feet to 40 feet. Mr. Martin asked if the Commission should consider increasing the frontage requirements along arterial roads to help maintain rural character. It was the consensus this would be worth exploring, but that it would be important to be aware of any unintended consequences prior to making any changes.

Enforcement

Mayfair Properties/118 Woodbury Road/Construction of Spa and Inn: Mrs. Hill referred to the 4/26/04 ZEO Report (attached) where she had detailed a recent request from Stone Construction regarding access to the construction site. The Commissioners supported Mrs. Hill's decision to allow larger construction vehicles to access the construction site from 35 Wykeham Road as access from 118 Woodbury Road would be unsafe. They also agreed that during construction she should have the discretion to permit access from 35 Wykeham Road where appropriate in the future. However, she was asked to phone Stone Construction to ask that jersey barriers not be used to block this entrance as it must be left open for emergency vehicles.

Montessori School/240 Litchfield Turnpike/Request for Release of Bond: Mrs. Hill noted she had received a request for release of the zoning bond and would make an inspection and provide a report at the next meeting.

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

Mr. Martin adjourned the meeting at 10:25 p.m.

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Janet M. Hill, Zoning Enforcement Officer