

## Zoning Commission

### MINUTES

Public Hearings - Regular Meeting  
December 28, 2015

7:30 p.m.

Main Level Meeting Room

**MEMBERS PRESENT:** Mr. Averill, Mr. Brinton, Mr. Reich,  
Mr. Solley, Mr. Werkhoven  
**Alternates Absent:** Mr. Sivick, Mr. Wyant  
**STAFF PRESENT:** Mrs. Hill, Ms. Pennell  
**ALSO PRESENT:** Atty. Andrews, Mr. Zekas, Mr. Smith,  
Mr. Becker, Mr. Ramirez

Mr. Solley called the meeting to order at 7:30 p.m. and seated members Averill, Brinton, Reich, Solley, Werkhoven

#### **Public Hearings:**

Seated: Averill, Brinton, Reich, Werkhoven

#### **Bitar/36 Carmel Hill Road/Special Permit: Section 13.11.3/Detached Accessory Apartment:**

Mr. Solley recused himself and Vice Chairman Reich called the hearing to order at 7:30 p.m.

Mrs. Hill read the document list for this file. Along with this, Mr. Neff submitted a letter dated 12-26-15 that explained the calculated volume of the main residence and the volume of the proposed detached accessory garage/apartment building. The proposed garage/apartment building volume is 44% of the size of the main residence building and is in compliance with Zoning Regulations.

Mr. Neff explained to the members the Garage Plans dated 11/16/15, sheets AG 1.1.0 and AG 2.0.0. Mr. Neff also submitted Soil Erosion and Sediment Control plan revised date of 09-24-15. Mrs. Hill also noted that the owner, Mr. Bitar, has submitted a letter stating he will reside on the property for the duration of his ownership.

Mr. Reich asked the public, as well as the commission members, if there were any questions or concerns with this application and none were noted.

**Motion:** To close the Public Hearing. By Mr. Werkhoven, seconded by Mr. Brinton. Approved 4-0.

The Public Hearing was closed at 7:45 p.m.

Seated: Averill, Brinton, Reich, Solley, Werkhoven

**The Gunnery, Inc./99 Green Hill Road/Special Permit: Section 4.4.10/Demolish Dorm, Build a New Dorm:**

Mr. Solley called the Public Hearing to order at 7:50 p.m.

Mr. Solley listed all documents that are in the file for this application.

Mr. Peter Becker, Gunnery Headmaster, presented the application. Mr. Becker stated that Butler Dormitory will be demolished and replaced with the new dorm, Graham House. Mr. Becker gave the reasons why this is necessary, some of which included the existing dorms being energy inefficient, not ADA accessible and no longer fit the character of the school. Mr. Becker stated Graham house will meet ADA requirements, Building and Fire code requirements. He went on to say that this new dorm will have three faculty apartments, six new parking spaces and allow more space for day students to utilize.

Mr. Becker feels the best location has been chosen for this new dorm. Mr. Becker believes the new dorm will be difficult to see when outside the walls of the campus. Abutting neighbors, Mr. and Mrs. Kohn, would be the only homeowners that will be able to see the dorm from their property. They have submitted a letter of support for this project and letter is in file. Mr. Becker also noted that the Historic District Commission and Zoning Board of Appeals have given their approval on this project.

Mr. Curt Smith, licensed land surveyor from Smith and Company Surveyors & Engineers of Woodbury, CT, presented the Commission with the plans for "Graham House Dormitory" (6 sheets), dated 10/26/15. Mr. Smith noted that it meets required setbacks and that there is a .2% increase in coverage, which Zoning Board of Appeals has approved. He explained that this project includes the new building, walkways, widened driveway to 18 ft., six new

parking spaces and grades of walkway and access are ADA compliant. Mr. Smith discussed the septic system which will tie into the existing system on the campus, which runs across Rt. 47. This septic system has been approved by the Department of Energy and Environmental Protection. Mr. Smith explained that the new water lines will tie into the existing water lines and this also has been approved. Mr. Smith stated that Tom Osborne, Fire Marshal for Town of Washington, did review the site plan submitted by Smith & Company dated 09/21/15, with a revision date of 10/26/15. Mr. Osborne also reviewed the Fire Access Supplement provided by Smith & Company dated 12/17/15. (All plans in file.) A letter dated 12/17/15 from Fire Marshal Osborne is in file stating that the site plan conforms to the 2015 CFPC. Mr. Smith explained the storm water management and infiltration, as well as sediment and erosion controls.

Mr. Solley inquired as to when construction will begin on the dorm, as well as when it will be completed. The Gunnery staff stated they want to begin as soon as possible and are awaiting Zoning approval to move forward. It is intention of The Gunnery to have this dorm ready for students in Fall 2016.

Mr. Javier Ramirez, from OMR Architects, Inc., presented next, showing Lighting Plans dated 12/10/15 and floor plans dated 08/14/15. Mr. Ramirez explained that this new dorm will have the Tudor "feel" to it, similar to the look of Bourne Building. He noted that the height of the building will be below the maximum height allowed. Mr. Ramirez explained the lighting in detail and that they comply with regulations.

Mr. Solley asked Gunnery staff how the proposed landscaping will tie into the existing landscaping of Bourne. Mr. Becker stated that there are landscape plans from South Farms Nursery, Inc., dated 10/26/15. Mr. Smith showed the plan to the members and explained landscaping and how most of what is currently there will be preserved.

Mr. Averill asked what the exterior material will be. Mr. Ramirez stated it will be synthetic stucco and wood. Mr. Brinton asked if lighting was sufficient to the safety and needs of the school, as well as meeting regulations. Mr. Ramirez stated yes.

Attorney Mary Jo Andrews from Shipman and Goodwin, representing The Gunnery, spoke next addressing Mr. Solley's questions with regards to compliance with Section 13.1.B. Atty. Andrews explained that the proposed dormitory clearly fits in with the POCD and Zoning regulations, Fire Marshal approval; no increase

in intensity and is in harmony with the neighborhood; no increase with traffic flow related to the project; new dorm barely visible from off campus; suitable landscaping; drainage will be maintained to same standards as the rest of the school; no nuisances will be created to neighbors with regards to noise, lighting, fumes, odors, etc. Atty. Andrews feels this project meets the standards of the Special Permit application. Atty. Andrews concluded stating the project will meet the needs of the today's students, keep the school viable in today's environment, enhance accessibility, sustainability and energy efficiency.

Mr. Solley asked if the public or the Zoning members had any questions or concerns with regards to this application. None were noted.

Mr. Solley inquired as to what days and hours of the week the construction work would be conducted. Mr. Becker stated that no work would be conducted on Sundays. The Gunnery staff assured the commission that the construction work schedule will be managed at reasonable hours of the day would not be disruptive to the campus community or the public.

**Motion:** To close the Public Hearing. By Mr. Solley, seconded by Mr. Averill. Approved 5-0.

**REGULAR MEETING:**

Seated: Averill, Brinton, Reich, Solley, Werkhoven

**Consideration of Minutes:**

**Motion:** To accept the November 23, 2015 regular meeting minutes as written. By Mr. Solley, seconded by Mr. Brinton, approved 4-0.

**Pending Applications:**

**Bitar/36 Carmel Hill Road/Special Permit: Section 13.11.3/Detached Accessory Apartment:**

**Motion:** To approve Bitar/36 Carmel Hill Road/Special Permit application Section 13.11.3/Detached Accessory Apartment per "Soil Erosion and Sediment Control Plan" by Mr. Neff, revised to 09/24/15 and "Garage Plans" sheets AG 1.1.0 and AG 2.0.0, dated 11/16/15, noting that the Special Permit will not be issued

until it is filed on the Town Land Records. By Mr. Werkhoven, seconded by Mr. Brinton, passed 4-0.

**The Gunnery, Inc./99 Green Hill Road/Special Permit: Section 4.4.10/Demolish Dorm, Build a New Dorm.**

**Motion:** To approve The Gunnery, Inc./99 Green Hill Road/Special Permit: Section 4.4.10/for the construction of a new dormitory and demolition of an existing dorm/per plans "Graham House Dormitory" 6 sheets, by Smith & Company, dated 10/26/15, per "Fire Access Supplement" by Smith & Company, dated 12/18/15, per OMR Architects, Inc. plans dated 12/10/15, 25 sheets, landscape plans submitted by South Farms Nursery, Inc., dated 10/26/15. By Mr. Averill, seconded by Mr. Werkhoven, passed 5-0.

New Applications:

**Angell/46 West Shore Road/Special Permit: Section 6.4.9/Boathouse:**

**Motion:** To schedule a Public Hearing for January 25, 2016 at 7:30 PM in the Main Level Meeting Room at Bryan Memorial Town Hall for Angell/46 West Shore Road/Special Permit: Section 6.4.9/Boathouse. By Mr. Solley, seconded by Mr. Averill. Approved 5-0.

**21 Kirby Road, LLC/21 Kirby Road/Special Permit: Section 13.11.3/Detached Accessory Apartment:**

**Motion:** To schedule a Public Hearing for January 25, 2016 at 7:30 PM in the Main Level Meeting Room at Bryan Memorial Town Hall for 21 Kirby Road, LLC/21 Kirby Road/Special Permit: Section 13.11.3/Detached Accessory Apartment. By Mr. Solley, seconded by Mr. Werkhoven. Approved 5-0.

**Other Business:**

Enforcement Report from Michael Ajello, Zoning Enforcement Officer, dated 12/28/15, submitted to members for review.

**Communications:**

None noted.

**Privilege of the Floor:**

N/A

**Administrative Business:**

Mr. Solley informed the members that Mrs. Hill, Mr. Reich, Mr. Ajello, and he had a meeting to go over the Revision of the Zoning Regulations. A Commission Meeting Draft (Phase II, Sections 13-21), dated 12-18-15, was distributed to the members. Mr. Solley instructed the members to take this home to review and notate any questions they may have. It was decided by the members that any questions/concerns regarding the Draft they may have will be discussed at the next Zoning meeting.

Discussion took place regarding seeking out new alternates for the Commission. Members of the Commission decided to invite these individuals to come to a couple of meetings to see how they are conducted. After this has been done, they can inform the Commission if they feel this is something they are interested in committing to.

**MOTION:** To approve the Zoning Commission 2016 calendar. By Mr. Werkhoven, seconded by Mr. Reich, passed 5-0.

**MOTION:** To adjourn the meeting. By Mr. Brinton, seconded by Mr. Averill. Approved 5-0.

**SUBMITTED SUBJECT TO APPROVAL:**

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Donna Pennell, Land Use Clerk  
12-30-15