

TOWN OF WASHINGTON
Bryan Memorial Town Hall
Post Office Box 383
Washington Depot, Connecticut 06794
Zoning Board of Appeals Regular Meeting

MINUTES

January 16, 2020

7:30 PM- Main Level Meeting Room

Present: Chairman Bowman, Mr. Wildman, Mr. Wyant, Mr. Horan, Mr. Weber

Alternates Present: Mr. Gunnip, Mr. Sarjeant

Staff Present: Ms. Rill

Public Present: Mr. Showalter, Mr. Horrigan, Mr. Pouraghabagher, Ms. Wenning

Chairman Bowman called the meeting to order at 7:30pm.

ZBA-1085: Request of The Gunnery, 28 School Street, for a Variance from Section(s): 11.6 – Minimum Setback and Yard Dimensions – for a storage shed (05sec.):

Mr. Wyant recused himself from this Public Hearing, as he is an employee of The Gunnery. Chairman Bowman seated himself, Mr. Wildman, Mr. Horan, Mr. Weber, and Mr. Gunnip for Mr. Wyant.

Mr. Showalter, representing The Gunnery, explained that he had been seen before the ZBA in November 2019, and had been asked to consider tearing down the current shed on the property at 28 School Street, and replacing it with a new shed. Mr. Showalter stated that he felt this would be the best possible solution, and presented the Board with a design plan from Kloter Farms in Ellington, Connecticut. Mr. Showalter explained that if the proposed shed would be facing the road, that they would be installing two windows on that side.

The Board members questioned the size of the new shed in comparison with the current one. Mr. Showalter stated that the current shed was approximately 180 square feet, and the proposed shed would be a 12' x 30' structure, with the distance from the end of the shed to the adjacent lot being zero. Chairman Bowman explained that the Variance in this matter would be for the rear and side yard setbacks on the property. The height of the proposed shed would be approximately 10' 2" – 11' maximum. Mr. Showalter explained that the shed would not have power running to it, it would be just a shell.

With no other questions from the Board, and no added comments from Mr. Showalter or the Public, Chairman Bowman asked for a Motion to Close the Public Hearing.

MOTION: To close the Public Hearing for ZBA-1085, The Gunnery, 28 School Street – for a Variance – Section(s): 11.6 – Minimum Setback and Yard Dimensions – for a storage shed, by Mr. Gunnip, seconded by Mr. Horan, passed 5-0 vote.

The Board was in agreement that the proposed shed would be more attractive, in a better location. They were satisfied that the applicant had decided to tear down the existing shed, rather than keeping two sheds on an already complicated property. Chairman Bowen stated that if the Board went ahead with approval, that the notes made on the drawing this evening shall be maintained, that the West end of the new building match the end of the existing shed, that the South/South West end of the building would match the end of the existing shed, giving 11 feet to the rear property line, and that there would be two windows installed facing School Street.

MOTION: To approve ZBA-1085, Request of The Gunnery, 28 School Street, for a Variance – Section(s): 11.6 – Minimum Setback and Yard Dimensions – for a storage shed, based on the corrections and mark-ups of the survey titled, “Map Prepared for Harold J. Stoeffler, School Street, Washington, Connecticut”, prepared by Robert E. Ladd, Land Surveyor, presented January 16, 2020. By Chairman Bowman, seconded by Mr. Gunnip, passed 5-0 vote.

ZBA-1087: Request of Pouraghabagher/Javaheri-Saatchi, 5 West Church Hill Road, for a Variance from Section(s): 12.1 – Wetlands and Watercourse Setbacks – for a generator, air conditioning units and deck extension (28min 15sec.):

Chairman Bowman, Mr. Wildman, Mr. Horan, Mr. Wyant and Mr. Weber would be seated for this Public Hearing.

Mr. Pouraghabagher, along with his contractor, Mr. Horrigan, presented plans for 5 West Church Hill Road that included a generator, air conditioning units and a slight deck extension to close a two-foot gap between the chimney and the current deck. Mr. Pouraghabagher explained that he and his wife reside in New York, but purchased 5 West Church Hill Road as a second home to spend time with their two young sons. The property is approximately 23 acres, and sits relatively close to a pond on one side and ledge on the other. He stated that the home needed a lot of renovations, including a new heating/cooling system, fueled by propane, with a generator in case of an outage. Mr. Horrigan explained that he had applied for a permit via the Inland Wetlands Commission, and permission was granted for the propane tanks.

Mr. Horrigan explained that the home was a one story structure, and that the propane tanks and air conditioning units were tucked into what would be considered a “u-shape” of the home. He stated that the generator would be 12kw, sitting on a 3’ x 4’ concrete pad, with the closest property line being 205 feet.

Ms. Wenning, a neighbor from Lower Church Hill Road, stated that she had attended the meeting simply to find out how close the generator would be to her property. When Mr. Horrigan explained the closest property line was 205 feet, Ms. Wenning wished Mr. Pouraghabagher well, and exited the meeting.

Mr. Wildman questioned if the applicant happened to have the decibel count on the generator, which he did not. Chairman Bowman stated that based on the location of the proposed generator, it seemed

to be sheltered by the structure, but the Board may want to add a condition of approval that the applicant must submit the specification that the generator be below 65 decibels per 200 feet. If it is more than this, plantings or other material could be used as a barrier.

MOTION: To close the Public Hearing in the matter of Pouraghabagher/Javaheri-Saatchi, 5 West Church Hill Road, for a Variance from Section(s): 12.1 – Wetlands and Watercourse Setbacks – for a generator, air conditioning units and deck extension, by Mr. Wyant, seconded by Mr. Horan, passed 5-0 vote.

The Board discussed the proposed and agreed that the plans were non-intrusive and away from property lines.

MOTION: To approve the request of ZBA-1087: Pouraghabagher/Javaheri-Saatchi, 5 West Church Hill Road, for a Variance from Section(s): 12.1 – Wetlands and Watercourse Setbacks – for a generator, air conditioning units and deck extension, based upon the survey titled, “Zoning Location Survey, Prepared for Laleh Javaheri-Saatchi, Cyrus Pouraghabagher, 5 West Church Hill Road, Washington, Connecticut”, by T. Michael Alex, Land Surveyor, dated November 2019, with the condition that the specifications for the generator be submitted for review, and if the decibel level is greater than 65 at 200 feet, a buffer will be created. By Chairman Bowman, seconded by Mr. Weber, passed 5-0 vote.

CONSIDERATION OF THE MINUTES (45min.57sec.):

MOTION: To approve the December 19, 2019 Meeting Minutes as submitted, by Mr. Horan, seconded by Mr. Wyant, passed 5-0 vote.

OTHER BUSINESS/DISCRETION OF THE CHAIR (46min. 21sec.):

Chairman Bowman reminded the Board Members of the “Washington Gives Back” Event taking place on Monday, January 20, 2019 at Judy Black Park, honoring all Washington volunteers.

MOTION: To adjourn the January 16, 2020 Washington Zoning Board of Appeals Meeting at 8:17pm, by Mr. Wyant, seconded by Mr. Weber, passed 5-0 vote.

Respectfully Submitted,

Tammy Rill

Land Use Clerk

January 17, 2020

*All documents on file in the Land Use Office

**Minutes subject to approval

***A recording of this meeting is available upon request

