

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

MINUTES

April 16, 2020

7:30 PM- Main Level Meeting Room
Virtual Meeting Via Zoom

Present: Chairman Bowman, Mr. Wildman, Mr. Wyant, Mr. Horan, Mr. Weber
Alternates Present: Mr. Gunnip, Ms. Rebillard
Staff Present: Ms. Rill, Mr. Tsacoyannis
Public Present: Mr. Weaver, Ms. Adams, Mr. Tobin, Mr. Hackney

Chairman Bowman called the meeting to order at 7:33pm.

He then seated himself, Mr. Wildman, Mr. Horan, Mr. Wyant and Mr. Weber.

ZBA-1092- Request of Adams, 19-21 East Shore Road, for a Variance from Section(s): 12.1.2 – Wetlands and Watercourse Setbacks – for an open flagstone terrace (30sec.):

Mr. Weaver, representing Ms. Adams, stated that Ms. Adams had replaced an existing 730 square foot wooden deck with railing that was raised approximately 36 inches above the grade, with a 572 square foot deck that had received a Variance approval. Mr. Weaver explained that a smaller dormer was added as well as an extended porch roof, and that he and Ms. Adams agreed that a smaller, 380 square foot terrace, which will be loose laid stone on a gravel bed, was aesthetically more appealing.

Chairman Bowman asked Mr. Weaver if any of the wood deck still remained. Mr. Weaver explained that there are two wooden steps located on the North End of the covered porch that lead down to the stone terrace.

Ms. Adams, property owner, stated that she felt that the terrace was more appropriate for the design of the home.

MOTION: To close the Public Hearing in the matter of ZBA-1092- Request of Adams, 19-21 East Shore Road, for a Variance from Section(s): 12.1.2 – Wetlands and Watercourse Setbacks – for an open flagstone terrace. By Mr. Wyant, passed 5-0 vote.

Chairman Bowman asked the Commissioners for their thoughts on the Application.

Mr. Weber stated that he felt the stone was a more appropriate fit.

Mr. Wildman stated that this was a difficult lot in general, and felt that a decrease in size was great.

Mr. Horan stated that he felt the design of the terrace was an improvement for the home.

Mr. Wyant stated that he was in favor of the new plan and felt it was an improvement.

Chairman Bowman agreed with the Commissioners, stating that it was an improvement in comparison to their previously approved wooden deck, and supported the new design.

MOTION: To approve ZBA-1092- Request of Adams, 19-21 East Shore Road, for a Variance from Section(s): 12.1.2 – Wetlands and Watercourse Setbacks – for an open flagstone terrace, as shown on the Site Plan titled, “Christine L. Adams Residence”, prepared by James Scott Weaver, AIA, dated 3-16-2020, for the following reasons; 1.) a decrease in size that was a more appropriate and improved fit, with the following conditions; 1.) The previously obtained Variance approval for a wooden deck would be herein considered void. By Mr. Wyant, seconded by Mr. Horan, passed 5-0 vote.

ZBA-1093- Request of Donovan, 127 West Shore Road, for a Variance from Section(s): 11.5.1.A – Maximum Lot Coverage, 11.6.1 – Minimum Setback and Yard Dimensions, and 12.1.1 – Wetlands and Watercourse Setbacks, for a storage shed (15min 55sec.):

Seated for this Public Hearing is Chairman Bowman, Mr. Horan, Mr. Wildman, Mr. Wyant and Mr. Weber.

Mr. Tobin, representing the property owners, stated that the proposed 8' x 16' shed was for lake equipment storage such as water skis, life jackets and a kayak, explaining that currently, these things are stored in their garage and carried across the street to the water. Mr. Tobin explained that the shed would be six feet from the road, as well as six feet from the water.

Chairman Bowman explained that the applicant must prove a hardship for the Variance to be granted, and stated that an inconvenience was not a hardship. Chairman Bowman stated that he was concerned with the size of the proposed shed, explaining that it was quite large, and that the area in which it is to be placed is very small.

Chairman Bowman asked Mr. Tobin if he had been seen by Inland Wetlands. Mr. Tobin stated that the application had been accepted and would be voted on at the next Wetlands meeting.

Mr. Weber noted that it was rare to see an application for a new shed on the lake, that usually the application was for the repair of an existing boathouse or structure. He also questioned the size of the proposed shed.

Chairman Bowman agreed with Mr. Weber, stating that he had visited the property earlier that day, and noticed that the proposed location of the shed was in a very tight spot, also noting that the area would more than likely need to be regraded, with the removal of some shrubs/landscaping. Chairman Bowman explained that the Board typically approved much smaller structures for basic storage needs.

Mr. Tobin explained that the property owners had a large kayak that would be stored in the shed, as well as numerous water activities. He stated that the shed would provide sufficient storage, and that the property owners would no longer need to carry the items back and forth across the street every time they wished to use an item.

Chairman Bowman explained that he understood the logic behind the shed, however, there was not an actual hardship for the need of the shed.

Mr. Tobin stated that he would be willing to resubmit the application with a much smaller shed design.

The Board discussed the definition of “boathouse” in the Washington Zoning Regulations. Chairman Bowman explained that a boathouse is a permitted use and would be allowed under Special Permit. He suggested going in front of the Inland Wetlands Commission to find out what they would require to approve the shed. Mr. Tsacoyannis stated that the applicant will need to submit a Modification of their application to Wetlands prior to the meeting on April 22, 2020.

MOTION: To grant a continuance in the matter of ZBA-1093, Request of Donovan, 127 West Shore Road, for a Variance from Section(s): 11.5.1.A – Maximum Lot Coverage, 11.6.1 – Minimum Setback and Yard Dimensions, and 12.1.1 – Wetlands and Watercourse Setbacks, for a storage shed, for the May 28, 2020 Zoning Board of Appeals Meeting, at 7:30pm. By Mr. Wyant, seconded by Mr. Wildman, passed 5-0 vote.

CONSIDERATION OF THE MINUTES (40min. 21sec.):

MOTION: To approve the March 19, 2020 Washington Zoning Board of Appeals meeting minutes as submitted, by Mr. Wyant, seconded by Mr. Weber, passed 5-0 vote.

OTHER BUSINESS/DISCRETION OF THE CHAIR (40min. 51sec.):

The Commission welcomed newly appointed Alternate member, Rebecca Rebillard. Ms. Rebillard stated that she is a lifelong Washington resident, and is proud to serve and volunteer in the Town of Washington.

MOTION: To adjourn the April 16, 200 Washington Zoning Board of Appeals Meeting at 8:16pm, by Mr. Weber, seconded by Mr. Wyant, passed 5-0 vote.

Respectfully Submitted,

Tammy Rill
Land Use Clerk
April 18, 2020