

Zoning Commission

MINUTES

Public Hearing - Special Meeting

June 9, 2014

7:30 p.m.

Upper Level Meeting Room

MEMBERS PRESENT: Mr. Averill, Mr. Reich, Mr. Solley,
Mr. Werkhoven
ALTERNATES ABSENT: Mr. Sivick, Mr. Sorce, Mr. Wyant
STAFF PRESENT: Mrs. Hill
ALSO PRESENT: Mr. Lyon

PUBLIC HEARING

Town of Washington/10 Blackville Road/Special Permit: Section 4.4.9/Buildings, Uses, and Facilities of the Town of Washington/Expand and Relocate Outdoor Material Storage Area

Mr. Solley called the hearing to order at 7:35 p.m. and seated Members Averill, Reich, and Werkhoven. He noted he serves on the Town's Buildings and Properties Committee, had contributed to the proposed plan, and so recused himself and left the table.

Mr. Lyon, First Selectman, presented the map, "Map Prepared for The Town of Washington, 10-12 Blackville Road," by Mr. Alex, dated January 2014, revised to 6/2/14. A second map by Mr. Alex, scaled 1"=40', dated May 2014, providing an enlargement of the proposed storage area was also reviewed.

Mr. Lyon pointed out the proposed storage area and the existing access driveway. He proposed to clear and grade 1.1 acres to create an open gravel area mainly to store construction by products, which would be processed and then reused. Some new material would also be stored there. He explained that the plans use the contours, but that due to ledge in the area, the storage area would have two levels. He also noted there would not be daily activity in the storage area.

Mr. Reich asked how many trees would have to be cut. Mr. Lyon said forty to fifty, noting the area is heavily wooded. Mrs. Hill asked if the rest of the trees would be left for buffering. Mr. Lyon said the wooded area would remain.

Mr. Reich asked what would be done with the old Town Garage site. Mr. Lyon said it would be graded and reseeded and would no longer be used for storage. He said this would not be done until late fall or early spring.

Mrs. Hill summarized her updated review, dated 6/9/14, to show how the proposal complied with Section 13.1.B of the Zoning Regulations and to report that since the last meeting the conservation easement form had been submitted, the ZBA had granted

a variance for lot coverage, and the Health Department had approved the application. She noted the Commission should determine that the existing street network was adequate for any increase in traffic that might occur due to the expansion of the storage area and said it might consider a condition of approval that the tree clearing be kept to the minimum necessary for the installation of the storage area. She asked if outdoor lighting was proposed. Mr. Lyon said there would be no outdoor lighting.

Mr. Reich stated the application was reasonable and acceptable.

No other issues were raised.

MOTION: To close the public hearing. By Mr. Averill, seconded by Mr. Werkhoven, and passed 3-0.

Mr. Reich closed the hearing at 7:54 p.m.

SPECIAL MEETING

Mr. Reich called the meeting to order at 7:55 p.m. and noted the same three members were seated. The purpose of the meeting, he said was to vote on the Town's application for the expanded outside storage area. It was the consensus there was no need for further discussion. Mr. Werkhoven asked if Mrs. Hill's comments re: having an adequate street network and limiting clearing would be included in the motion. Mr. Reich said that Mrs. Hill's comments were on the record and so were included in the motion.

MOTION: To approve the Special Permit application:
Section 4.4.9 submitted by the Town of Washington
for an outdoor storage area at 10 Blackville Road.
By Mr. Averill, seconded by Mr. Reich, passed 3-0.

Town of Washington/10 Blackville Road/Special Permit: Section 4.4.9/Buildings, Uses, and Facilities of the Town of Washington/Construct Garage: This application was accepted, but a public hearing was not scheduled because it was not yet known whether a variance for lot coverage would be required. Mr. Lyon said he would meet with Mr. Alex, surveyor, soon to discuss this. If a variance is required, the hearing will be held on July 28. If a variance is not needed, a special meeting will probably be scheduled for an earlier date.

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

Mr. Reich adjourned the meeting at 8:05 p.m.

FILED SUBJECT TO APPROVAL

Respectfully submitted, Janet M. Hill, Land Use Administrator