

**TOWN OF WASHINGTON
Bryan Memorial Town Hall
Post Office Box 383
Washington Depot, CT 06794**

ZONING COMMISSION MINUTES

Public Hearings - Regular Meeting

March 23, 2015

Present: Mr. Reich, Mr. Solley, Mr. Averill, Mr. Sorce, and
Mr. Werkhoven

Absent: Mr. Sivick, Alt., Mr. Wyant, Alt.

Staff Present: Mrs. Hill, Mrs. Nelson

Others Present: Mr. Flood, Mr. & Mrs. Caporizzo

The Chairman called the Public Hearing to order at 7:30 p.m.

Seated: Mr. Reich, Mr. Solley, Mr. Averill, Mr. Sorce, and
Mr. Werkhoven

Flood/29 Kinney Hill Road/Special Permit: Section 13.14/Bed
And Breakfast Establishment

Mr. Flood addressed the commission. This is a re-application of a Bed & Breakfast permit that has lapsed. Mr. Flood was not aware of having to renew his permit. The B & B meets all of the requirements and there have been no changes. The commissioners looked at the following: the Floor Plan, dated 11/28/01, October 1999 Survey by Mr. Alex, and the 11/28/01 Statement by Mr. & Mrs. Flood. The administrative report shows that everything is in order. There were no comments from the public.

MOTION: To close the public hearing for Flood/29 Kinney Hill Road/Special Permit: Section 13.14/Bed and Breakfast Establishment. By Mr. Averill, seconded by Mr. Sorce, and passed 5-0.

Hansen (Caporizzo)/40 Shearer Road/Special Permit: Section
13.11.3/Detached Accessory Apartment

Seated: Mr. Reich, Mr. Solley, Mr. Averill, Mr. Sorce, and
Mr. Werkoven

Mr. Hansen has given Mr. and Mrs. Caporizzo a letter of authorization allowing them to act on his behalf. The proposed apartment was over the existing garage. Mrs. Hill computed the size of the proposed apartment was 912 square feet based on the measurements provided by the applicant. Mr. and Mrs. Carporizzo said the apartment would be closer to 700 sq. ft. The commissioners reviewd the undated floor plan and layout for the apartment, the undated "Key Plot Plan" by Mr. Alex and the 2/7/15 statement from Mr. and Mrs. Caporizzo. The administrative report shows everything to be in order. For clarification purposes the square footage needs to be accurate. The apartment has been started without permits by Mr. Hansen, the current owner. The special permit will be filed by the Caporizzo's. There were no comments from the public.

MOTION: To close the public hearing for Hansen (Caporizzo)/
40 Shearer Road/Special Permit: Section 13.11.3/
Detached Accessory Apartment. By Mr. Solley, seconded
by Mr. Averill, and passed 5-0.

REGULAR MEETING

Mr. Solley called the meeting to order at 7:45 p.m. and seated Members Averill, Reich, Solley, Werkhoven and Sorce.

Consideration of Minutes:

The Commission considered the February 23, 2015 regular Meeting Minutes of the Zoning Commission.

MOTION: To accept the February 23, 2015 minutes as submitted.
By Mr. Reich, seconded by Mr. Sorce, and passed 5-0.

Pending Applications:

Flood/29 Kinney Hill Road/Special Permit: Section 13.14/Bed
And Breakfast Establishment

There were no issues to discuss. The effective date of this Permit is the date it is filed on the land records and it will expire after 3 years from that date. Mr. Flood is now

aware that before the end of this time he has to reapply.

MOTION: To approve the Special Permit application/Section 13.14 submitted by Mr. Flood/29 Kinney Hill Road/Bed And Breakfast Establishment/Per the 11/28/01 Floor Plan, October 1999 Survey by Mr. Alex and the 11/28/01 Statement by Mr. and Mrs. Flood. By Mr. Solley, seconded by Mr. Werkhoven, and passed 5 - 0.

Hansen/40 Shearer Road/Special Permit: Section 13.11.3/Detached Accessory Apartment

The commissioners discussed making approval of the application contingent on the submission of the floor plans with the exact square footage of the apartment. Mr. Solley explained to the Caporizzo's how to get this measurement.

MOTION: To approve the Special Permit application/Section 13.11.3 submitted by Mr. Hansen on behalf of Mr. & Mrs. Caporizzo who will be purchasing the property/40 Shearer Road/ Detached Accessory Apartment/Per the undated floor plan and layout for apartment, the Undated "Key Plot Plan" by Mr. Alex and the 2/7/15 Statement from Mr. and Mrs. Caporizzo, subject to the following conditions:

1. Submit a floor plan using the same plot plan with exact Square footage of apartment.

By Mr. Solley, seconded by Mr. Reich, passed 5 - 0.

Other Business:

A petition dated March 4, 2015 has been received from Atty. Slater representing Mr. Spiegel to revise the Zoning Regulations by eliminating Section 11.6.2 that calls for a 30 foot setback to a town boundary line. Mr. Solley said that referrals to the Planning Commission and the Northwest Hills Council of Governments would be needed. The commissioners scheduled a public hearing.

MOTION: To schedule a public hearing at 7:30 p.m. on May 18, 2015 in the Upper Level Meeting Room, Bryan Memorial Town Hall to consider the petition to Revise the Zoning Regulations/ Eliminate Section 11.6.2 re: Setback from Town Boundary Lines. By Mr. Solley, seconded by Mr. Sorce and passed 5-0.

Communications:

Mr. Averill suggested to the commission that it might want to consider limiting what could be shown on real estate signs. During commuting time, Mr. Averill noticed the real estate signs in New Cannan had no commercial logos on them. He said they all had "For Sale" by Broker and a phone number. Mr. Averill passed around a photo of the sign. Mr. Solley thought this might be something to consider. Mr. Reich doesn't want the real estate businesses in town to think the commission was singling them out by asking them to change their signs.

Other Business:

Revision of Zoning Regulations

Mr. Solley set a meeting date for the Regulation Revision Subcommittee for Wednesday, April 1, 2015 at 9:30 a.m.

Adjournment:

MOTION: To adjourn the meeting. By Mr. Sorce, seconded by Mr. Werkhoven, passed 5 - 0.

Mr. Solley adjourned the meeting at 8:45 p.m.

SUBMITTED SUBJECT TO APPROVAL:

Linda Nelson, Land Use Clerk, 03/25/15