

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

ZONING COMMISSION MINUTES

Regular Meeting

April 27, 2015

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

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

Staff Present: Mrs. Hill, Mrs. Nelson

The Chairman called the Regular Meeting to order at 7:30 PM.

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

MOTION: To add the following subsequent business to the agenda:
III. New Applications: C.) Berry/72 New Milford Turnpike/
Special Permit: Section 13.11.3/Detached Accessory Apartment.
By Mr. Solley, seconded by Mr. Averill, passed 4 - 0.

Consideration of Minutes:

The Commission considered the March 23, 2015 Regular
Meeting Minutes of the Zoning Commission and the April 16,
2015 Subcommittee Meeting Minutes.

MOTION: To accept the March 23, 2015 Regular Meeting minutes
and April 16, 2015 Subcommittee Meeting minutes as submitted.
By Mr. Reich, seconded by Mr. Averill and passed 4 - 0.

New Applications:

**Talbot/50 Bell Hill Road/Special Permit: Section 12.6.1/
Home Office/Architect's Office**

Peter Talbot wrote "Home Office" on the application form, But also referred to Section 4.4.15 which is "Home Occupation". There was a brief discussion about the differences and Mr. Solley asked Mrs. Hill to confirm with Mr. Talbot that he is applying for a Home Occupation.

MOTION: To schedule a Public Hearing for May 18, 2015 at 7:30 PM, in the Upper Level Meeting Room at Bryan Memorial Town Hall for Talbot/50 Bell Hill Road/Special Permit: Section 12.6.1.C/Home Occupation By Mr. Solley, seconded by Mr. Werkhoven and passed 4 - 0.

Lake Waramaug Country Club/22 Golf Links Road/Special Permit: Section 6.4.13/Accessory Structures Used to Operate or Maintain a pre existing golf course.

This application proposes to reconfigure the parking area, extend the dining deck, construct a new entry and restrooms, construct addition for kitchen support, construct new covered porch west of men's locker room, bury the propane tank, bury overhead utility lines and remove pole, etc. The commissioners also determined that the Golf Course is primary use and every building on it is an accessory structure.

MOTION: To schedule a Public Hearing for May 18, 2015 at 7:30 PM, in the Upper Level Meeting Room at Bryan Memorial Town Hall for Lake Waramaug Country Club/22 Golf Links Road/Special Permit: Section 6.4.13/Accessory Structures Used to Operate and Maintain Existing Golf Course. By Mr. Werkhoven, seconded by Mr. Reich, passed 4 - 0.

Berry/72 New Milford Turnpike/Special Permit: Section 13.11.3/ Detached Accessory Apartment

The proposed accessory apartment is within an existing accessory building. This was an unpermitted apartment and the owner is applying for an after-the-fact permit.

MOTION: To schedule a Public Hearing for May 18, 2015 at 7:30 PM, in the Upper Level Meeting Room at Bryan Memorial Town Hall for Berry/72 New Milford Turnpike/Special Permit: Section 13.11.3/Detached Accessory Apartment. By Mr. Solley, seconded by Mr. Averill, passed 4 - 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. A public hearing has already been set for 7:30 PM on May 18, 2015.

Enforcement:

A brief report was issued by the ZEO.

Adjournment:

MOTION: To adjourn the meeting. By Mr. Solley, seconded by Mr. Averill, passed 4 - 0.

Mr. Solley adjourned the meeting at 8:00 p.m.

SUBMITTED SUBJECT TO APPROVAL:

Linda Nelson, Land Use Clerk, 04/29/15