

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

ZONING COMMISSION MINUTES

December 15, 2014

Present: Mr. Reich, Mr. Solley, Mr. Werkhoven, Mr. Averill, Mr. Sivick, Alt.

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

Staff Present: Mrs. Hill, Mrs. Nelson

Others Present: Linda Frank, Paul Szymanski

The Chairman, called the meeting to order at 7:30 p.m.

REGULAR MEETING

Seated: Mr. Reich, Mr. Werkhoven, Mr. Solley, Mr. Averill, Mr. Sivick, Alt.

Consideration of the Minutes

The Commission considered the October 27, 2014 regular Meeting Minutes of the Zoning Commission and Subcommittee Special Meeting minutes of November 3, 2014.

Motion: to accept the Zoning Meeting Minutes of October 27, 2014 and Subcommittee Special Meeting minutes of November 3, 2014 as submitted, by Mr. Averill, seconded by Mr. Reich, passed by 5-0 vote.

New Application(s)

Gillen/137 Litchfield Turnpike/Special Permit: Section 12.6.1.c/General Home Occupation:

The Commission scheduled a public hearing to consider the application for Gillen for a Home Occupation/Personal Coach-Trainer Office.

Motion: to schedule a Public Hearing for January 26, 2015 at 7:30 pm, in the Upper Level Meeting Room at Bryan Memorial Town Hall for Gillen/137 Litchfield Turnpike/ Special Permit: Section 12.6.1.c/General Home Occupation, by Mr. Averill, seconded by Mr. Werkhoven, passed by 5-0 vote.

Stiles & Angiollo/25 West Shore Road/Special Permit: Section 6.5/Reconstruction of Dwelling Within 50 to 75 Feet of Lake Waramaug

Paul Szymanski, Engineer representing Stiles and Angiollo addressed the commission and gave a brief overview of the project. Stiles & Angiollo were granted variances from ZBA. The proposal calls for the construction of a new home mimicking the original footprint. They propose to make sight line improvements, clear some of ledge along West Shore Road, install a new septic system and to reorient the driveway. Mr. Szymanski also spoke about the stormwater management plan and upon presentation of this plan at the public hearing, the Commission will determine whether the requirements of Section 6.5.2 have been met. There was also discussion of the merging of several small adjoining properties with this lot.

Motion: to schedule a Public Hearing for January 26, 2015 at 7:30 pm, in the Upper Level Meeting Room at Bryan Memorial Town Hall for Stiles & Angiollo/25 West Shore Rd./ Special Permit: Section 6.5/Reconstruction of Dwelling Within 50 to 75 Feet of Lake Waramaug, by Mr. Solley, seconded by Mr. Averill, passed by 5-0 vote.

Other Business

Linda Frank from the Conservation Commission addressed the commission about ridgeline protection regulations. She distributed a map of Kent and a copy of its horizonline protection regulations. The purpose of having these regulations is to maintain the rural character and protect the visual landscape. She said that 28 % of our town can't be built on because it is protected by land trusts and easements and about 30% of the town's property is in PA490 (farm & forest taxed at a reduced rate- not permanent) which leaves 42% of the land in town to build on and much of this is at higher elevations. She also said the desire to build with a view will increase and ridgelines may be threatened. The general consensus was to have a map done for Washington to see how much of the town is over 1,000 feet in elevation. Mr. Solley and Mr. Averill volunteered to work with Mrs. Frank on the map.

Enforcement

Enforcement Report: The Commissioners considered the Zoning Enforcement Report dated November 24, 2014.

Communications:

The Commission considered a letter dated December 15, 2014 from Attorney Robert Fisher of Cramer & Anderson. The purpose of the letter was to request that the Zoning Commission consider revising or repealing Section 11.6.2 (minimum setback distance for any structure from a town boundary line shall be 30 feet.) This was not considered an official petition because there was no fee submitted and no specific language proposed. Generally, the commissioners were not in favor of revising this section but Mr. Solley said the letter would be discussed again at the next meeting.

Privilege of the Floor

Administrative Business

Motion: to approve the Zoning Commission Meeting Calendar of 2015 as submitted with having the December meeting on the 28th, by Mr. Solley, seconded by Mr. Reich, passed unanimously.

Adjournment

Motion: to adjourn at 8:45 pm by Mr. Solley, seconded by Mr. Averill, passed 5 – 0.

SUBMITTED SUBJECT TO APPROVAL:

Linda Nelson, Land Use Clerk, 12-17-14