

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

**ZONING COMMISSION**

**MEETING MINUTES**

**June 23, 2014**

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

**Alternates Present:** Mr. Sorce, Alt.

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

**Staff Present:** Ms. White, Ms. Hill

**Others Present:**

Mr. Solley called the meeting to order at 7:30p.m.

**Seated:** Solley, Reich, Averill, Werkhoven.

Mr. Solley informed the commissioners that they are in the process of getting another full time member to replace Mr. Fitzherbert but they must wait until the next Board of Selectmen Meeting.

**REGULAR MEETING**

**Consideration of the Minutes**

The Commission considered the Regular Meeting Minutes of May 19, 2014 and the Special Meeting Minutes of May 29 and June 9, 2014 for Town of Washington Zoning Commission.

**Motion:** to accept the Zoning Meeting Minutes of May 19, 2014, and Special Meeting Minutes of May 29 and June 9, 2014 as submitted, by Mr. Averill, seconded by Mr. Reich, passed by 4-0 vote.

**New Applications**

Town of Washington/10 Blackville Road/Special Permit: Section 4.4.9/Buildings, Uses, and Facilities of the Town of Washington/Construct a new garage:

Mr. Solley stated that the Public Hearing has been scheduled for the next regularly scheduled Zoning Commission Meeting on July 28, 2014 at 7:30 at Bryan Memorial Town Hall in the Upper Level Meeting Room.

He informed the commissioners that upon further research the lot coverage calculation with the new garage was calculated incorrectly so First Selectman Lyon would be applying for variance and would be attending the July 17, 2014 regularly scheduled ZBA Meeting and then he would come to the

Zoning Commission.

Ms. Hill distributed a Preliminary Report regarding this Special Permit Application to the commissioners.

**Other Business**

6/10/14 Letter Re: proposed cell tower/17 New Preston Hill Rd., New Milford:

The commissioners briefly reviewed the letter addressed to Mayor Pat Murphy of New Milford regarding the above referenced wireless facility from the legal representatives of New Cingular Wireless PCS, LLC (AT&T).

The letter states that because of “various individuals and groups, ostensibly opposed to the current proposal” AT&T will be working with them to find alternative sites. “AT&T has deferred scheduling a balloon float for the current proposal until such time as the public can share additional suggested sites with it for further analysis and investigation.”

The commissioners briefly discussed the progress of the cell tower construction at the Town Garage Site at 10 Blackville Road.

6/18/14 Letter from Mr. Underwood re: request to revise Zoning Regs to allow commercial use of properties split by district boundary lines:

Mr. Solley stated that the Zoning Regulation Revisions Committee has discussed the subject of split district lots.

Mr. Averill noted that the revised POCD mentions that the Town should encourage the practice of allowing commercial use of properties split by district boundary lines.

Mr. Solley stated that he feels that a regulation by special permit could be created.

Ms. Hill distributed a “Draft – For Zoning Commission Discussion re: Section 13.21 Change of Zoning District Designation.” She stated that she only drafted language for lots that are split by commercial and R-1 districts.

Mr. Solley read the draft and the commissioners discussed the draft language.

7:55 Mr. Sorce arrives.

There was a brief discussion regarding whether this should be limited to the Route 202 corridor.

The commissioners discussed other areas of Town where there are split lots.

Ms. Hill and the commissioners discussed Mr. Underwood’s property on Route 202 (New Milford Turnpike). Ms. Hill explained how Mr. Underwood would like to sell part of his land but would need a lot line revision and since the additional acreage would be in the R-1 district he is requesting that the Zoning Commission consider making the parcel a commercial property because it would be split by the two districts.

The commissioners discussed at length how this request could be facilitated through a Special Permit process.

The commissioners looked at the B-3 and B-1 business district maps included in the Zoning Regulations. Ms. Hill stated that these maps are not very clear and she stated that she would bring larger maps of the business districts to the next Zoning Meeting so that the commissioners could review the split district lots in more detail.

The commissioners agreed to add further discussion of revising the Zoning Regulations to allow commercial use of properties split by district boundary lines to the agenda of the next regularly scheduled Zoning Commission Meeting on July 28, 2014 at 7:30 at Bryan Memorial Town Hall in the Upper Level Meeting Room at which time they would review the larger maps.

There was a brief discussion regarding the Woodville Business District.

Revision of the Zoning Regulations/Section 13-21:

Ms. Hill distributed “Revision of the Zoning Regulations – Updated through 6-23-14 – Phase II – Sections 13-21” to the commissioners. She stated that this is a draft and there are still changes to be made.

A special meeting was scheduled for the Zoning Regulations Revisions Committee for July 8, 2014 at 9:30 pm in the Lower Level Meeting Room at Bryan Memorial Town Hall.

**Enforcement**

Enforcement Report:

The Zoning commissioners considered and briefly discussed the Zoning Enforcement Report dated June 18, 2014(on file in Land Use Office).

The Commission recommended that Mr. Ajello, ZEO, make a site visit to 132 Lower Church Hill Road to check on the foundation and size of the sculpture that has been installed.

**Communications**

Letter from NWHCOG

Ms. Hill stated that this is a letter informing the Town of Washington that the Town of Roxbury are proposing amendments to its regulations to allow volunteer fire departments, volunteer ambulance and emergency services and municipal police departments in Residential Zones A and B.

**Privilege of the Floor**

There was no one present from the public at this time.

**Adjournment**

**Motion:** to adjourn at 8:25 pm. by Mr. Averill, seconded by Mr. Werkhoven.

Mr. Solley adjourned the meeting.

**SUBMITTED SUBJECT TO APPROVAL:**

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Shelley White, Land Use Clerk, 6-26-14