

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

ZONING COMMISSION

MEETING MINUTES

September 22, 2014

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

Alternates Present: Mr. Sivick

Absent: Mr. Wyant, Alt.

Staff Present: Ms. Hill, Ms. Nelson

Others Present: Mr. Lyon, Mr. & Mrs. Cannavaro

Mr. Solley called the meeting to order at 7:30 p.m. and seated members Solley, Averill, Werkhoven, Reich, and Sorce.

PUBLIC HEARING

Cannavaro: 12 Church Street/Special Permit: Sect. 13.11.3/Detached Accessory Apartment & Garage:

Ms. Hill said the application was complete and reviewed the specifics of the special permit application. Mr. Ajello had computed the size and volume of the building to be less than 75% of the principle building on the property. It meets coverage and setbacks. Mrs. Cannavaro supplied notes as how the proposed apartment complies with all the regulations. Ms. Hill also stated the applicants would live on the property for the duration of the permit. There is plenty of parking. There were no communications from neighbors. The health department approved the detached apartment.

Motion: To close the public hearing to consider the Special Permit application: Section 13.11.3 submitted by Mr. and Mrs. Cannavaro for an accessory building and detached accessory apartment & garage at 12 Church Street. By Mr. Werkhoven, seconded by Mr. Averill, passed 5-0.

Town of Washington/10 Blackville Road: Special Permit: Section 4.4.9/Building, Uses, Facilities of the Town of Washington/Construct Maintenance and Garage Building.

Mr. Solley recused himself because he serves on the Town's Building and Properties Committee. Alternate Sivick was seated. Vice Chairman Reich chaired this hearing.

It was noted the Commission had previously received communication from the Town of Washington that the required notification of the public hearing had not been sent out to adjoining neighbors and so the Town must go through the special permit process a second time. Ms. Hill suggested the Commission discuss elevations, landscaping, and lighting as it did at the first public hearing as well as anything else that needed to be talked about.

Mr. Lyon showed the Commission elevations. (Public Works Garage Design-Build Project by Lenard Engineering, Inc. dated September 6, 2013)

Discussion followed concerning the grade and elevation of the garage. Exterior lighting is shown in yellow on the map. The LED lighting will have motion sensors. There were no formal landscaping plans submitted and the Commission agreed to allow the Town to use its discretion with planting and landscaping.

There were no comments from the public.

Motion: To close the public hearing to consider the Special Permit application: Section 4.4.9 submitted by the Town of Washington to construct a garage-maintenance building at 10 Blackville Road. By Mr. Averill, seconded by Mr. Werkhoven and passed 5-0.

REGULAR MEETING

Mr. Solley was reseated.

Motion: To accept the August 25, 2014 Regular Meeting Minutes as written. By Mr. Reich, seconded by Mr. Werkhoven, passed 5 – 0.

Pending Applications

Cannavaro: 12 Church Street/Special Permit: Sect. 13.11.3/Detached Accessory Apartment & Garage:

It was noted the Special Permit application complied with all the requirements of Section 13.11.3.

Motion: To approve the Special Permit application: Section 13.11.3 submitted by Mr. and Mrs. Cannavaro for an accessory building and detached accessory apartment/garage at 12 Church Street per the plan, "Property/Boundary Survey," by Mr. Alex, dated August 2014 and floorplans, elevations, and framing sections by Harvest Moon Timber, revised to July 17, 2014. By Mr Solley, seconded by Mr. Sorce and passed 5 – 0.

Town of Washington/10 Blackville Road: Special Permit: Section 4.4.9/Building, Uses, Facilities of the Town of Washington/Construct Maintenance and Garage Building.

Mr. Solley recused himself. Alternate Sivick was seated. Mr. Reich noted the application was complete and there were no outstanding issues.

Motion: To approve the Special Permit application: Section 4.4.9 submitted by the Town of Washington for a new maintenance-garage building at 10 Blackville Road per plans, "Design-Build Project," 16 Sheets, by Lenard Engineering, Inc., dated September 6, 2013. By Mr. Reich, seconded by Mr. Werkhoven, passed 5 -0.

Mr. Solley was reseated.

New Applications

The application for Dowler/199 New Milford Turnpike/ Special Permit: Section 9.4.1.D/Concession Trailer was withdrawn. A withdrawal note was sent to Ms. Hill via email.

Wyant/32 Plumb Hill Road/Special Permit: Section 13.11.3/Detached Accessory Apartment

The Commission looked at the plot plan in the "Estate of Roderick M. Wyant Plumb Hill Rd. and Horse Heaven Rd.", sheet 1 of 2 by Mr. Alex dated January 1992.

The Commission accepted the application and set a hearing date. Ms. Hill was asked to check whether Mr. Wyant would reside on the premises for the duration of the permit.

The Public Hearing was scheduled for October 27, 2014 at 7:30 pm.

There was a brief discussion of the rationale for requiring the property owner to live on the same premises as the accessory apartment.

Enforcement

Enforcement Report:

The Zoning commissioners considered the Zoning Enforcement Report dated September 22, 2014 (on file in Land Use Office).

Mr. Solley reported that the subcommittee continues to work on the Revision of the Zoning Regulations being worked on. It is currently working on Sect 16, signs. The subcommittee next meeting was set for Tuesday, October 14, 2014 at 9:30 am.

Mr. Werkhoven said he wanted to go on the record as saying as adamantly opposed to Steep Rocks Hidden Valley footbridge.

The Washington Montessori School is proposing to add parking and Mr. Solley said he expected it would submit an application to revise its permit at a future meeting.

The Commission thanked Ms. White for her services to the commission

Communications

There were no communications to discuss.

Adjournment

Motion: to adjourn the meeting, by Mr. Averill seconded by Mr. Sorce.

Mr. Solley adjourned the meeting at 8:22 pm.

SUBMITTED SUBJECT TO APPROVAL:

Linda Nelson, Land Use Clerk, 9/25/14