

# March 15, 2012

**Present:** Polly Roberts, Todd Catlin, Peter Bowman, Rod Wyant, Kathy Leab

**Alternates:** Chip Wildman, Todd Peterson

**Absent:**

**Staff:** Shelley White, Mike Ajello

**Also Present:** Hope Dana, Architect & Eric Andrasen Architect

Ms. Roberts called the meeting to order at 7:31 pm.

## **PUBLIC HEARING**, Continued

Seated: Polly Roberts, Todd Catlin, Peter Bowman, Rod Wyant, Chip Wildman, Alt.

ZBA-0912 - Request of Ingrassia, 143 East Shore Road, for a Special Exception, Zoning Regulation(s) 17.5 (Nonconforming Structures), to demolish and rebuild dwelling on a nonconforming lot & ZBA-0913 - for a Variance, Zoning Regulation(s) 11.5 (Lot Coverage), 11.6 (Minimum Set Back), 12.1.1(Wetlands & Watercourse Set Back) & 17.4 (Nonconforming Structure), to demolish and rebuild dwelling on a nonconforming lot.

Ms. Dana and Mr. Andrasen of Platt Dana Architects were present to represent the applicants and to present the revised plans for this application. The Commission and Ms. Dana looked at the revised Proposed Site Plan for Ingrassia Lake House, by PlattDana Architects, sheet A1.0 with a revision date of March 15, 2012. Ms. Dana stated that the proposed plan has been decreased, the proposed overhang and size of the main building has been reduced and a 2nd floor entrance has been added. The proposed accessory building has been changed to a 1 level screened in porch that would not requiring heating or indoor plumbing. The Commissioners looked at the three dimensional model provided by PlattDana Architects. The Commissioners looked at a photo of the existing building/property and discussed the existing exterior walls and the proposed retaining wall. Ms. Dana stated that they are proposing to use stone for the exterior retaining wall, horizontal board and batten siding, painted a dark color, dark or wood framed windows and a dark, nonreflective, standing seam roof.

The Commission and Ms. Dana discussed the reduction of the proposed plan and compared the old proposed plan to the new proposed plan. Ms. Dana stated that the overhang on the main building was reduced and the accessory building's footprint was reduced and it is only one level. The existing lot coverage is 1995.5 square feet, 28.5% and the proposed lot coverage is 1524.87, 21.5%. Ms. Dana explained that making the accessory building into the screened porch area was in keeping with the goal of building something simple. She stated that the heating equipment would be housed under the interior staircase and if the owner chooses to install air conditioning the compressor would be placed under the exterior stairway on a concrete pad.

Mr. Catlin stated that the Zoning Regulations require that for a Special Exception the proposed structure to be in keeping with the surrounding structures in the neighborhood and he asked if this issue could be addressed. Ms. Dana stated that the proposed plan was designed in reaction to the site and they wanted to design a structure that would be "nestled into" the property, off of State

property and further from the Lake. She stated that she observed that there is not a predominant type of architecture on Lake Waramaug and she referred to the book of photographs of structures around the Lake that she submitted tonight (on file in the Land Use Office). The Commissioners and Ms. Dana looked at the photos.

Mr. Bowman asked what materials would be used for the sets of sliding glass doors that would be facing the Lake on the lower level. Ms. Dana stated that the doors would be framed in dark mahogany wood, which would have less of a visual impact. It was determined that the model was incorrect showing 3 sets of sliding glass doors but that the West Elevation: Existing-Proposed Comparison on the drawing titled Proposed Lot Coverage prepared for Ingrassia Lake House, by PlattDana Architects, sheet A1.1 with a revision date of March 15, 2012, correctly depicted with five glass doors; two sets sliding and one stationary.

Ms. Roberts stated that she drove around the Lake and agrees that there is no prevailing architectural style around the Lake Waramaug and feels that this proposed plan would have minimal visual impact. Mr. Catlin stated that this revised smaller plan does look better. Mr. Bowman stated that the elevation is more in keeping with the Lake. The Commissioners looked at the drawing titled Planting Plan for Ingrassia Lake House, sheet L-1, BY Ben Young Landscape Design, dated 1-3-12. The Commission, Mr. Andrasen and Ms. Dana discussed the Planting Plan. Ms. Dana stated that Brian Neff, Engineer has designed a new septic system and worked in concert with Mr. Young.

Ms. Roberts stated that the applicant applied for both a Special Exception and a Variance. She stated that she does not see a Special Exception working for this plan but that the Variance could apply as the plan reduces the nonconformities and she feels there is a hardship in that the applicant bought the property with two buildings on it and has the right to have two usable structures. Mr. Catlin stated that he agrees and feels that a Special Exception could not be granted for this proposed plan because of the way the Zoning Regulations are written. He stated that this plan is more modest and he feels the way to proceed is with a Variance.

Ms. Dana stated that the hardship is that there is a nonconforming septic underneath the existing "guest wing," the main structure is on State property and this building floods so to fix these nonconformities would require demolishing the structures.

Mr. Andrasen drew the concrete pad by hand to indicate placement of a possible future air conditioning compressor on the Proposed Site Plan and Ms. Dana signed this modification to the Proposed Site Plan. Ms. Dana confirmed that the fenestration of windows and glass doors is accurate on the drawing titled Proposed Lot Coverage and that the retaining wall would be stone and a guardrail would probably be required by code. She stated that the sea wall would have to be rebuilt eventually but is not a part of this application.

There were no further questions or comments.

Motion:

to close ZBA-0912 – Request of Ingrassia, 143 East Shore Road, for a Special Exception, Zoning Regulation(s) 17.5 (Nonconforming Structures), to demolish and rebuild dwelling on a nonconforming lot & ZBA-0913 - Request of Ingrassia, 143 East Shore Road, for a Variance, Zoning Regulation(s) 11.5 (Lot Coverage), 11.6 (Minimum Set Back), 12.1.1(Wetlands & Watercourse Set Back) & 17.4(Nonconforming Structure), to demolish and rebuild dwelling on a

nonconforming lot,  
by Ms. Roberts, seconded by Mr. Wyant, by 5-0 vote.

## **MEETING**

The Commissioners considered application ZBA-0912 for a Special Exception.

Motion:

to deny ZBA-0912 – Request of Ingrassia, 143 East Shore Road, for a Special Exception, Zoning Regulation(s) 17.5 (Nonconforming Structures), to demolish and rebuild dwelling on a nonconforming lot by, denied by 5-0 vote.

Mr. Bowman stated that he generally approves this proposed plan and that it is a significant improvement from what exists on the property. He stated that the applicant has made an effort to decrease the nonconformities and the proposed plan is less obtrusive than what is there now. Mr. Wyant stated that he supports this application and that he believes that it will blend in to the landscape of the Lake. Mr. Catlin stated that he commends the applicant and Architect for reconsidering the proposed plan and he feels that this is less ambitious than the previously proposed plan. He stated that the hardship is that the existing structure is on State land and the existing septic is non conforming both of which the applicant is making an effort to correct. Mr. Catlin stated that the exchanging of lot coverage is not done usually but he does feel that there is a modest hardship and that the non conformities have been decreased and this would be a positive addition on the Lake. Mr. Wildman stated that he agrees with the previous comments from the Commissioners and that the applicant has done a nice job with the revised plan. Ms. Roberts stated that she agrees with the others and that she is happy with the consolidation of plumbing and heating to one building. She commends the decrease in lot coverage and stated that she feels the minimum setback and the septic system are hardships and while the applicant bought the property knowing this she feels that this is a very reasonable use that is not out of scale and is smaller than what exists. Ms. Roberts stated that the Inland Wetland Commission has approved the proposed plan and she feels that it will look great when finished.

Motion:

to approve ZBA-0913 - Request of Ingrassia, 143 East Shore Road, for a Variance, Zoning Regulation(s) 11.5 (Lot Coverage), 11.6 (Minimum Set Back), 12.1.1(Wetlands & Watercourse Set Back) & 17.4(Nonconforming Structure), to demolish and rebuild dwelling on a nonconforming lot, passed by 5-0 vote.

## **Consideration of the Minutes:**

The Commission considered the minutes from the February 16, 2011 regular meeting of the Zoning Board of Appeals.

Motion:

to approve the minutes of the February 16, 2012 regular meeting of the Washington Zoning Board of Appeals as submitted,  
by Ms. Roberts, seconded by Mr. Wyant, passed by 5-0 vote.

**Other Business**

The Commission briefly discussed the Budget and agreed that no changes need to be made.

**Adjournment**

Motion: to adjourn at 8:20 pm, by Ms. Roberts

Ms. Roberts adjourned the meeting.

Submitted Subject to Approval,  
Shelley White, Land Use Clerk