

July 24, 2003

Members Present: Edmund White, Katharine Leab, Bradford Sedito, Polly Roberts

Alternates Present: Todd Caitlin

Guests: Sandy Moran, Mr. & Mrs. Khouri

The Chairman, Edmund White called the meeting to order at 7:35pm.

Mr. White welcomed Mr. Caitlin to the commission. Mr. Caitlin is filling the alternate position made by the resignation of Bruce Skoog in April 2003; this position runs through November of 2005. Mr. White also noted the resignation of regular member Reese Owens and alternate member Heman Averill, both resignations effective July 21, 2003. Mr. White went on to say that the First Selectman will not be appointing people to these positions. They will be filled by the November elections.

Mr. White read the legal notice for tonight's Public Hearings.

PUBLIC HEARING - CONTINUED

Mr. White seated regular members Katharine Leab, Bradford Sedito, Polly Roberts, himself and alternate Todd Caitlin. It was noted that Ms. Leab and Mr. Caitlin listened to the tape for the Public Hearing on ZBA-0311.

ZBA-0311 Continued, Request of Semco Realty LLC, 223 Litchfield Turnpike, for a variance from Zoning Regulations 16.5.1 (signage setback), to install a sign. Sandy Moran was present to represent the continuation of this application. Ms. Moran did not have the survey requested by the commission. Ms. Moran stated that according to the survey all signage except for (1) inside post on the large sign closest to Litchfield are on state property. Mr. White stated that the ZBA has no jurisdiction on signage located on state property. Ms. Moran asked if they could repaint existing signs. Mr. White stated that people are allowed to make repairs to signage. At this point Mr. White told Ms. Moran that the ZBA could vote on the application or she could withdraw her application. Ms. Moran withdrew her application.

PUBLIC HEARING

Mr. White seated regular members Katharine Leab, Bradford Sedito, Polly Roberts, himself and alternate Todd Caitlin.

ZBA-0313 Request of Ann Khouri, 75 Green Hill Road, for a variance from Zoning Regulations 11.5.1.a (lot coverage), 17.4 (increase the non-conformity of a non-conforming structure), 11.6.1 (setback), for additions to existing home. Ann Khouri was present to represent this application. Ms. Khouri read her letters of June 27, 2003 and July 18, 2003 into record; she also highlighted a letter of revised/amended notes dated July 24, 2003. Ms. Kouri explained the proposed changes to the northeast corner of the structure which sits on a lot of about 1/2 acre. At this time the second story is inadequately supported and sagging. The proposed changes would add (3) new columns with footings, extend the roof line and eaves. This would add 47.31 square feet and increase lot coverage by 0.186%. Ms. Khouri is also proposing a new south entry that would be 5'x4", this would be an additional 20square feet and increased lot coverage of 0.265%. Not figured into her calculations are the removal of an asphalt walkway at 112 square feet and removal of a front entry at 35 square feet. These two structures were removed in the fall of 2002 and are not to be rebuilt. A letter of support for the proposed changes from the Historical District Commission Chairman was received. Mr. White asked for questions and comments

from the public.

MOTION: to close the Public Hearing Re: ZBA-0313 Request of Ann Khouri, 75 Green Hill Road, for a variance from Zoning Regulations 11.5.1.a (lot coverage), 17.4 (increase the non-conformity of a non-conforming structure), 11.6.1 (setback), for additions to existing home was made by Ms. Roberts, seconded by Mr. Sedito, by a 5-0 vote.

MEETING

Ms. Roberts is in favor of this application it's a modest request and she understands the need to support the northeast corner of the structure. Ms. Leab and Mr. Sedito are in agreement. Mr. Caitlin feels these changes will be beneficial. Mr. White feels these changes will enhance the life of an old home.

MOTION: to approve: ZBA-0313 Request of Ann Khouri, 75 Green Hill Road, for a variance from Zoning Regulations 11.5.1.a (lot coverage), 17.4 (increase the non-conformity of a non-conforming structure); 11.6.1 (setback), for additions to existing home was made by a 5-0 vote.

MOTION: to accept the minutes of the June 19, 2003 Regular Meeting and the July 10, 2003 Special Meeting of the Washington Zoning Board of Appeals was made by Mr. Sedito, seconded by Ms. Roberts, by a 5-0 vote.

OTHER BUSINESS/DISCRETION OF THE CHAIR

Members continued their discussion of the revised ZBA application and the new ZBA special exception application. Ms. Roberts had the newest revised version of the ZBA Application and Ms. Leab had the latest special exception application. Pam Osborne, secretary will look into the \$9.00 state fee on the special exception application. Ms. Roberts will talk with David Owens of the Zoning Commission on the changes to Section 17.4 of the Zoning Regulations.

MOTION: to adjourn was made by Mr. Sedito, seconded by Mr. Catlin, by a 5-0 vote at 9:05pm.

Submitted subject to approval,

Pamela L. Osborne, Secretary