

June 18, 2009

Present: Brad Sedito, Todd Catlin, Randy Snook, Polly Roberts,

Alternates: Rod Wyant,

Absent: Kathy Leab, Georgia Middlebrook, Alt., Peter Bowman, Alt

Staff: Mike Ajello, ZEO, Shelley White

Others: Bruce Hamilton, Brooke Baxter, Paul Frank, Trooper Steve Sordie, Karen and Stanley Perrone, Karen Facey, Jordan Leach, Janice Carlson, Martin Carlson, Catherine Bouquillon, Selectman Nick Solley

Brad Sedito, Chairman called the meeting to order at 7:30 pm.

PUBLIC HEARING (CONTINUED)

Seated: Brad Sedito, Todd Catlin, Randy Snook, Polly Roberts, Rod Wyant, Alt.

ZBA-0848 – Request of The Lake Waramaug Country Club, 314 West Shore Road, for Variance, Zoning Regulation 17.4 (increasing non conformity) & 6.6.6.a (dock size), to replace existing dock.

Mr. Bruce Hamilton, President of the Lake Waramaug Country Club and Mr. Brooke Baxter were present to represent this application. Mr. Hamilton read the addendum, dated June 18, 2009 from the Lake Waramaug Country Club (on file in the Land Use Office). The addendum states Mr. Hamilton met with State Trooper Steve Sordie, representing the Lake Waramaug Authority, Mr. David Robinson and Mr. Paul Frank, representing the Lake Waramaug Association and Mike Ajello, ZEO, Town of Washington, to discuss a solution regarding the replacement of the existing dock with a larger, safer dock. The Lake Authority suggested a revised boat dock design and suggested relocating some of the country club's moorings. Mr. Hamilton submitted a revised drawing of the proposed dock showing 65 feet in length, 38 feet in width and 713.59 square feet. Mr. Baxter submitted a plan depicting the revised mooring locations. Mr. Snook asked if the new dock would be placed at the same point as the existing dock. Mr. Baxter confirmed it would be attached at the same anchor point as the existing dock. Mr. Sedito asked if there were any more questions of the applicant. State Trooper Sordie stated the main concern of the Lake Waramaug Authority is safety and he feels these proposed changes with the dock and the location of the moorings has resolved the safety issues. Mr. Frank stated the proposed changes have the support of the Lake Waramaug Association.

Motion: to close the public hearing for application ZBA-0848 – Request of The Lake Waramaug Country Club, 314 West Shore Road, for Variance, Zoning Regulation(s) 17.4 (increasing non conformity) & 6.6.6.a (dock size), to replace existing dock, by Mr. Snook, seconded by Mr. Wyant, by 5-0 vote

MEETING

Mr. Snook stated he believed the concerns from the previous ZBA meeting regarding this application were all addressed and believes that the revised plans are a reasonable compromise for all parties concerned. Mr. Wyant stated it was great that all the parties were able to work together and come to a decision and that he was in favor of this application. Mr. Catlin and Ms. Roberts agreed with Mr. Snook and Mr. Wyant. Mr. Sedito stated he was glad that all the parties were able to meet and address the safety issues.

Motion: to approve application ZBA-0848– Request of The Lake Waramaug Country Club, 314 West Shore Road, for Variance, Zoning Regulation(s) 17.4 (increasing non conformity) & 6.6.6.a (dock size), to replace existing dock, by 5-0 vote.

PUBLIC HEARING

Seated: Brad Sedito, Todd Catlin, Randy Snook, Polly Roberts, Rod Wyant, Alt.

ZBA-0850 – Request of Perrone, Stanley & Karen, 46 East Shore Road, for Variance, Zoning Regulation 11.6.1 (front yard setback) to add dormers.

Mr. Stanley and Mrs. Karen Perrone were present to represent this application. Mr. Perrone explained the elevation drawings submitted with the application. He explained that they would like to add 2 ‘doghouse’ dormers on the front of the building and 1 full dormer with 2 windows on the back of the building. Mr. Sedito asked why this was not submitted as a Special Exception. Mr. Ajello stated the hardship is that the entire dwelling is within the 50 ft. front yard setback. Mr. Catlin stated that the drawings are vague and the ZBA is required to approve something that is exact. The commissioners agreed that only a portion of the house was represented on the drawings and there were dimensions missing from the submitted drawings. The applicant submitted a letter withdrawing their application for a variance and will resubmit under a Special Exception.

PUBLIC HEARING

Seated: Brad Sedito, Todd Catlin, Randy Snook, Polly Roberts, Rod Wyant, Alt.

ZBA-0851 – Request of Facey, Karen, 151 Litchfield Turnpike, for Variance, Zoning Regulations 11.6.1.b (side yard setback), 12.1.1 (wetlands/watercourse setback), to construct a 20’x 30’, 1 ½ story addition & 8’x8’ enclosed breezeway.

Mr. Jordan Leach and Ms. Karen Facey were present to represent this application. Mr. Catlin asked if the Inland Wetlands Commission approved the plans. Ms. Facey confirmed Inland Wetlands approved them. Mr. Sedito read the addendum to Zoning Board of Appeals dated May 23, 2009. The commissioners looked at the Property Survey, prepared for Karen Alward, Litchfield Turnpike, by Berkshire Engineering & Surveying, LLC, dated 12/16/08. Ms. Facey confirmed that the front yard setback is 75 feet, which meets the Zoning Regulation for an interior lot. The commissioners agreed that they needed more detailed drawings that are to scale. The commission explained that a complete detailed record of what they are approving is needed for the file.

Motion: to continue Public Hearing for ZBA-0851 – Request of Karen Facey, 151 Litchfield Turnpike, for Variance, Zoning Regulations 11.6.1.b (side yard setback), 12.1.1 (wetlands/watercourse setback), to construct a 20’x 30’, 1 ½ story addition & 8’x8’ enclosed breezeway, by Ms. Roberts, seconded by Mr. Wyant, by 5-0 vote.

PUBLIC HEARING

Mr. Sedito recused himself.

Seated: Todd Catlin, Randy Snook, Polly Roberts, Rod Wyant, Alt.

ZBA-0852 – Request of The Town of Washington, 59 East Shore Road, for Variance, Zoning Regulations 17.4 (increasing non conformity), 11.5.1 (lot coverage), 11.6.1(setbacks) & 12.1.1 (wetlands/watercourse setback), to demolish and reconstruct Washington Town Beach Beach House, increase & reconfiguration of parking area.

Selectman Nick Solley was present to represent this application. He presented an updated Site Analysis Plan, revision date 6/18/09, by T. Michael Alex for Town of Washington, Town Beach, 59 East Shore Road. Mr. Solley stated the existing lot coverage is at 40.8% and the proposed lot coverage is 43.2%. He stated the increase in lot coverage includes the upgrade of the Beach House, A.D.A. compliant unisex bathroom, paths, increased parking area and dock for residents. Mr. Solley stated they are trying to keep

the Police dock clear. Catherine Bouquillon, of 72 East Shore Road, asked to see the legal right of way for the deeded rights residents that live near the beach. Mr. Solley showed the new proposed path at the West Shore Road entrance and assured Ms. Bouquillon that she would have continued access to the lake. Mr. Solley discussed the reconfiguration of the parking and explained how the design would help with water runoff. Mr. Catlin asked if the entire parking area would be paved. Mr. Solley confirmed it would. Mr. Solley presented Foundation and First Floor Plans, Second Floor and Roof Plans, & Elevations, for Town of Washington Renovation of Lake Waramaug Boat House at Town Beach, dated 6/10/09, by William W. Worcester, Architect. Ms. Bouquillon asked if the proposed house would be the same height. Mr. Catlin asked if the house was being built on the same footprint. Mr. Solley stated the proposed house would be built on a smaller footprint and the proposed height would increase by 4 1/2 feet because the proposed foundation would need to accommodate the Fire Department's airboat. He stated the floor level of the bathrooms in the basement area would be raised 14 inches higher. Mr. Solley submitted a computer generated picture of the propose boathouse. Mr. Snook asked if they are using the existing foundation. Mr. Solley stated they would be constructing a new block foundation. Mr. Solley stated the roof would be a hip style roof and the pitch would be slightly less than the existing roof. Mr. Catlin asked if the Inland Wetlands Commission approved this project. Mr. Solley stated they would need to go to another Inland Wetlands meeting to discuss the water shed off the driveway and the Town stills needs Health Department approval. Mr. Solley discussed the proposed 4 ft. fence. Mr. Solley read the Need and Hardship (on file in Land Use Office) included with this application.

Motion: to close the public hearing for application ZBA-0852 – Request of The Town of Washington, 59 East Shore Road, for Variance, Zoning Regulations 17.4 (increasing non conformity), 11.5.1 (lot coverage), 11.6.1(setbacks) & 12.1.1 (wetlands/watercourse setback), to demolish and reconstruct Washington Town Beach - Beach House, increase & reconfiguration of parking area, by Mr. Catlin, seconded by Mr. Wyant, by 4-0 vote.

MEETING

Mr. Catlin stated this lot is 'unbelievably tricky'. He stated the proposed plan addresses A.D.A. and safety issues with the new paths and the lift in the building to accommodate the airboat used by the fire department and he is in favor of the application. Mr. Snook stated agrees with Mr. Catlin and that he is pleased to know there will not be any more additions to this property and he is in favor of this application. Mr. Wyant stated it is a well-designed plan and it is something the town needs and he supports the application. Ms. Roberts stated she agrees with the other commissioners. She stated the 2.4% increase in lot coverage is modest considering the all the improvements that will be done.

Motion: to approve application ZBA-0852 – Request of The Town of Washington, 59 East Shore Road, for Variance, Zoning Regulations 17.4 (increasing non conformity), 11.5.1 (lot coverage), 11.6.1(setbacks) & 12.1.1 (wetlands/watercourse setback), to demolish and reconstruct Washington Town Beach - Beach House, increase & reconfiguration of parking area, by 4-0 vote

CONSIDERATION OF THE MINUTES

Ms. Roberts asked if there were any corrections to the regular meeting minutes of May 21, 2009.

Corrections:

Page 1& 3: Ed Berman should read: Ed Berner

Page 3: Under ZBA-0848 LMA should read: LWA

Motion: to approve the minutes of the May 21, 2009, meeting of the Washington Zoning Board of Appeals as amended, by Ms. Roberts, seconded by Mr. Snook, by 5-0 vote.

OTHER BUSINESS Discussion of Wetlands & Watercourse Setbacks by Special Exception language: The commission read the proposed language for Wetlands & Watercourse Setbacks by Special Exception

submitted by Mr. Sedito. The ZBA approved the following language:

17.5.A.3: Permit a non conforming single family building, or non conforming accessory building as defined in 17.5.A.1 that would otherwise not be permitted under Section 12.1.1(wetlands and Watercourses Setbacks) as long as the Inland Wetlands Commission of the Town of Washington has already approved the proposed plans that the applicant is herein applying for.

There was a quick discussion regarding windmills.

Mr. Ajello and the commissioners discussed incomplete applications. Mr. Ajello stated he would like to make sure the applicants come to the ZBA Commission with everything they need. Mr. Catlin stated it is important that all dimensions are to scale and are included in the application. The commissioners agreed that they must see what the existing structure looks like and what the structure with the proposed changes looks like in order to consider approving an application.

ADJOURNMENT

Motion: to adjourn at 9:55 pm by a 5-0 vote.

Filed subject to approval:
Shelley White, Land Use Clerk