

May 17, 2007

Present: Bradford Sedito, Polly Roberts, Katharine Leab, Randolph Snook

Alternates: Georgia Middlebrook, Roderick Wyant III

Guests: Floyd Williams, Laurie Hull, Patty Wahlers, Larry Washington, Robert L. Fisher, Jr., Esq., Ralph & Stacey Caprilozzi

Chairman, Brad Sedito called the meeting to order at 7:30pm, welcoming Roderick Wyant III as a new alternate member to the Zoning Board of Appeals.

PUBLIC HEARING

Mr. Sedito seated regular members Polly Roberts, Katharine Leab, Randolph Snook , himself and alternate Roderick Wyant III.

ZBA-0706 Request of Floyd Williams, 210 Bee Brook Road, application for variance from Zoning Regulations 11.6.11.c (setback) and 17.4 (increasing the nonconformity of a nonconforming structure) to enclose an existing deck. Floyd Williams and Laurie Hull were present to represent this application. Certified mail notice was originally sent to two property owners (Shanks and Bennett), the third property owner's (Matthews) notice was mailed today. Members decided to proceed, but noted that the hearing would have to be continued to allow time for the certified notice to reach the property owner (Matthews). Ms. Hull explained that they are proposing a 14'x14' sun room on half of an existing deck. The proposed is a three season sunroom with no heat. Mr. Williams explained that his septic is in front of the house; the well is in the rear and used pictures to show the hilly terrain surrounding the house. Mr. Snook made a site visit and questioned the ability of the existing porch to support the proposed sunroom. The applicants stated that the proposal has been checked out by two engineers. Mr. Snook noted that the proposed sunroom will be clearly visible from the street and he felt would be an improvement to the house. Ms. Hull stated that the inside ceiling of the proposed sunroom will be 8' going down to 7', the existing slider on the porch will be within the sunroom and a second slider will be used to access the remaining open porch. The existing deck is 15' from the property line. Mr. Sedito asked for questions or comments from the public.

Motion: to continue ZBA-0706 request of Floyd Williams, 210 Bee Brook Road, application for variance from Zoning Regulations 11.6.11.c (setback) and 17.4 (increasing the nonconformity of a nonconforming structure) to enclose an existing deck was made by Mr. Wyant, seconded by Mr. Snook by a 5-0 vote.

Public Hearing

Mr. Sedito seated regular members Polly Roberts, Katharine Leab, Randolph Snook, himself and alternate Georgia Middlebrook.

ZBA-0707 Request of H.O.R.S.E. of Connecticut Inc., 43 Wilbur Road, request for a special exception for expansion of nonconforming accessory building. Patty Wahlers was present to represent this application. Ms. Wahlers submitted pictures of the existing barn; the original portion of the barn is approximately 200 years old. Ms. Wahlers explained that the shed roof addition has already been dismantled; the sills are still in the ground. She went on to say that she didn't know that she needed Zoning Board of Appeals approval, the barn is within 50' of the front property line. They are proposing replacing the shed roof portion (30x16) of the existing barn with a gable roof; they have water runoff

problems and feel that the change will help. The entire building is 40x30; the proposed change will allow for 3 10x16 stalls with storage space above. Ms. Wahlers stated that the shed roof section that has been removed was 13 years old and 37' from the property line. Mr. Sedito asked for further questions or comments from members and the public.

MOTION: to close ZBA-0707 request of H.O.R.S.E. of Connecticut Inc., 43 Wilbur Road, request for a special exception for expansion of nonconforming accessory building was made by Ms. Roberts, seconded by Mr. Snook by a 5-0 vote.

MEETING

Mr. Snook visited the site; he feels the proposed request is reasonable in scope. Ms. Middlebrook and Ms. Leab agree. Ms. Roberts feels this application is in keeping with the spirit of the special exception. The barn is 200 years old and primary to farming. Mr. Sedito is struggling with this application because it is already torn down and feels the water problem could have been addressed in a different manner.

MOTION: to approve ZBA-0707 request of H.O.R.S.E. of Connecticut Inc., 43 Wilbur Road, request for a special exception for expansion of nonconforming accessory building as per plans on file by a 4-1 vote.

Polly Roberts, Katharine Leab, Randolph Snook and Georgia Middlebrook voted in favor.

Bradford Sedito voted against.

PUBLIC HEARING

Mr. Sedito seated regular members Polly Roberts, Katharine Leab, Randolph Snook, himself and alternate Roderick Wyant III.

ZBA-0708 Request of Lars Andersson, 35 Gunn Hill Road, request for a special exception for expansion of nonconforming dwelling. Larry Washington of C&L Restorations and Robert L. Fisher, Jr., Esq. were present to represent this application. Mr. Washington began by stating that the original house was built in the 1700's constructed of post and beam. It is of Colonial style with a gable addition added in the 1950's. They intend to extend the addition 18' and raise the pitch 32", to accommodate living space on the second floor. They will preserve the original post and beams. Mr. Washington went on to say that the gable on the original house will also be raised to meet the new addition. The final design of the roof will be the same as what exists now. The proposed increase is 6400cu. ft. It was clarified that this house is the primary house on this parcel. Atty. Fisher gave a history on the existing house and stated that Mr. Andersson wants to preserve the building and use it for family. The existing house sits within the 50' front setback. The proposed addition will be used as kitchen space. Mr. Snook asked about the condition of the foundation. Mr. Washington stated that the addition will be built on a crawl space and they will be keeping the stone veneer on the foundation. Mr. Washington added that the existing house has four fireplaces which the applicant wants to preserve. Mr. Sedito asked for further questions or comments from members and the public.

MOTION: to close ZBA-0708 request of Lars Andersson, 35 Gunn Hill Road, request for a special exception for expansion of nonconforming dwelling was made by Mr. Snook seconded by Ms. Roberts by a 5-0 vote.

MEETING

Ms. Roberts visited the site; she is happy to see the house being restored and feels the addition is in

keeping with the original house. Ms. Leab feels this application is what the special exception was designed for. Mr. Wyant supports this application; it is a good improvement for adding space to the house. Mr. Snook agrees, stating that this is a noble endeavor. Mr. Sedito feels the special exception applies as they are preserving an old building and the proposed supports the continued use of a single family dwelling.

MOTION: to approve ZBA-0708 request of Lars Andersson, 35 Gunn Hill Road, request for a special exception for expansion of nonconforming dwelling as per plans on file by a 5-0 vote.

PUBLIC HEARING

Mr. Sedito seated regular members Polly Roberts, Katharine Leab, Randolph Snook, himself and alternate Georgia Middlebrook.

ZBA-0709 Request of Ralph & Stacey Capriozzi, 217 New Milford Trpk., application for variance from Zoning Regulations 11.5.1.a (lot coverage) and 11.6.1.b (setback) to construct a garage. Ralph and Stacey Capriozzi were present to represent their application. Secretary Pamela Osborne received phone calls from two neighboring property owners. The Waldrons who had no objection to the application and Jeanne Wright who has concerns. Ms. Wright is concerned with water runoff and erosion, she would like the hearing continued so she has the opportunity to know the location of the proposed garage and have the Capriozzis speak to her about their proposal. The applicants are proposing to build a 24x24 garage. Mr. Capriozzi noted that the septic is in front of the house and located the Wright residence on the assessor's map. Mr. Capriozzi stated that he intends to cut the garage into the hillside and it will be 9' from the property line. Lot coverage calculations were on file, the existing coverage is 12.18% and proposed is 16.48%. Mr. Sedito asked for more detailed sketches of the proposed garage with elevations and exact dimensions and asked the applicants to have the property line staked by a surveyor. It was also suggested that the applicants speak with Ms. Wright.

MOTION: to continue ZBA-0709 request of Ralph & Stacey Capriozzi, 217 New Milford Trpk., application for variance from Zoning Regulations 11.5.1.a (lot coverage) and 11.6.1.b (setback) to construct a garage was made by Mr. Sedito, seconded by Ms. Roberts by a 5-0 vote.

MOTION: to accept the minutes of the April 19, 2007 meeting of the Washington Zoning Board of Appeals as submitted was made by Mr. Snook, seconded by Ms. Roberts by a 5-0 vote.

Other Business/Discretion of the Chair

Chairman Sedito took this opportunity to once again welcome Roderick Wyant III to the Zoning Board of Appeals.

MOTION: to adjourn was made at 8:30pm by Ms. Roberts seconded by Ms. Leab by a 5-0 vote.

Submitted subject to approval,

Pamela L. Osborne, Secretary