

TOWN OF WASHINGTON
Bryan Memorial Town Hall
Post Office Box 383
Washington Depot, Connecticut 06794
Zoning Board of Appeals Regular Meeting
July 18, 2019

7:30 PM- Main Level Meeting Room

Members Present: Mr. Bowman, Mr. Wyant, Mr. Wildman, Mr. Horan
Alternates Present: Mr. Weber, Mr. Gunnip
Staff Present: Ms. Rill
Public Present: Mr. Tendler, Ms. Tendler, Ms. Braverman, Mr. Caporizzo, Ms. Caporizzo, Mr. Haxo

Chairman Bowman called the meeting to order at 7:30pm.

ZBA-1079 – (Continuance) Request of Tendler, 66 Old North Road, for a Variance from Section(s): 11.6.1.B – Minimum Setback and Yard Dimensions – to turn an existing garage into an apartment, demolish shed – turn into garage (29sec.):

Chairman Bowman seated himself, Mr. Wyant, Mr. Wildman, Mr. Gunnip and Mr. Weber.

Mr. Tendler presented an updated plan with the dimensions from three sides of the garage structure to the property line, as requested by the Commission at the June 20, 2019 meeting. He stated that the closest distance from the proposed garage to the property line was 26.9 feet. Mr. Tendler pointed out that if it were not for the minimum frontage that doubles the setback amount, which creates the hardship for a Variance. The Commission was satisfied with the new plan with added dimensions, and moved to close the Public Hearing for deliberation.

MOTION: To close the Public Hearing for deliberation, by Mr. Wyant, seconded by Mr. Gunnip, passed 5-0 vote.

MOTION: To approve ZBA -1079, Request of Tendler, 66 Old North Road, for a Variance from Section(s): 11.6.1.B – Minimum Setback and Yard Dimensions – On Interior Lots – Convert Existing Garage to an Accessory Apartment – Demolish Current Shed and Build a Garage, as shown on the property survey dated July 3, 2019, passed 5-0 vote.

ZBA-1081: Request of Adams, 19-21 East Shore Road, for a Variance – Section(s): 11.6.1.C – Minimum Setback and Yard Dimensions, 12.1.1 – Wetlands and Watercourse Setback – for air conditioning units and propane tank (4min.15sec.):

Chairman Bowman seated himself, Mr. Wyant, Mr. Wildman, Mr. Horan and Mr. Gunnip.

Mr. Haxo, representing Ms. Adams, presented a plan titled, “Septic System Replacement Plan”, dated 11-16-17 and revised 12-23-17, by Brian E. Neff, that showed where the two air conditioning units and propane tank would be located on the property. Chairman Bowman questioned the location of the proposed propane tank, with Mr. Haxo explaining that this location was away from the river, and the propane tank would be servicing an appliance in the kitchen which is in proximity to the proposed propane tank. The Commission was concerned with the proximity of the proposed location of the tank to the driveway. Mr. Haxo explained that there is a drop of approximately 20 inches in the property from where the driveway is to where the proposed propane tank will be placed. Mr. Haxo explained that the property does not have a lot of space, so this was the most sensible spot for the tank. Mr. Wildman suggested putting a lattice “screen” over the propane tank so that it would be covered while also allowing air through in case of a potential leak. Chairman Bowman stated that he feels that a 3’x3’x3’ lattice screen would address their concerns of the tank having coverage as well as safety concerns, and moved to close the Public Hearing.

MOTION: To close the Public Hearing, by Mr. Wyant, passed 5-0 vote.

The Commission discussed the proposed plan and agreed that all of their concerns were answered and that this was the logical placement of both the air conditioning units and propane tank.

MOTION: To approve ZBA-1081: Request of Adams, 19-21 East Shore Road, for a Variance from Section(s): 11.6.1.C – Minimum Setback and Yard Dimensions, 12.1.1 – Wetlands and Watercourse Setback – for air conditioning units and propane tank, in the location shown on the plan titled, “Septic System Replacement Plan”, dated 11-16-17 and revised 12-23-17, by Brian E. Neff, with the condition that a 3’x3’x3’ lattice cover be placed over the propane tank, passed 5-0 vote.

ZBA-1082 – Request of Braverman, 48 Wykeham Road, for a Variance – Section(s): 11.6.1 – Minimum Setback and Yard Dimensions – for a deck (18min. 15sec.):

Chairman Bowman seated himself, Mr. Wyant, Mr. Wildman, Mr. Horan and Mr. Weber

Ms. Braverman stated that she owns the home at 48 Wykeham Road, which was built in 1820. The home and two others were all once considered the same property. Ms. Braverman and her husband had the property surveyed on May 11, 2018, and discovered that the property would not be considered buildable according to current regulations. Ms. Braverman stated that there is currently a wrap-around porch at the front of the home, and that their plan was to add a 15’ x 23’ deck in the rear of the home. She explained that the proposed deck would be more of a platform, essentially on the ground, attached to the home.

Chairman Bowman double-checked a few calculations regarding the proposed deck on the plan titled, “Septic System Feasibility Plan”, dated May 11, 2018, by Brian E. Neff. The Commission noted

the rock ledge surrounding the area, and the difficulty of building anything in the area. Chairman Bowman stated that the deck would be 34 feet from the property line, and approximately 8 feet from the corner of the house to the property line, and 13 feet from the back of the home, which is shown in the photograph presented by Ms. Braverman.

MOTION: To close the Public Hearing, by Mr. Horan, seconded by Mr. Wyant, passed 5-0 vote.

The Commission agreed that the proposed deck would add living space to the property and was designed within regulation.

MOTION: To approve ZBA-1082 – Request of Braverman, 48 Wykeham Road, for a Variance – Section(s): 11.6.1 – Minimum Setback and Yard Dimensions – for a deck, as shown on the drawing titled, “Septic System Feasibility Plan”, dated May 11, 2018, by Brian E. Neff, with the mark-ups shown, limiting the side yard setback to 34 feet, with the overall depth of the deck being 13 feet. Passed 5-0 vote.

OTHER BUSINESS (40min 11sec.):

Mr. and Ms. Caporizzo introduced themselves to the Commission. Ms. Caporizzo was selected by the Washington Republican Town Committee to fill a vacant seat as an alternate, and was waiting on approval from Selectman Lyon. She will be running on the ballot as a regular member in the upcoming November election. Ms. Caporizzo stated that she owned a design construction firm in lower Fairfield County for 18 years. The Commission welcomed Ms. Caporizzo and expressed that they were looking forward to her joining them.

CONSIDERATION OF THE MINUTES (48 46min):

Chairman Bowman had two corrections to the June 20, 2019 minutes.

- Page two, paragraph two, “Chairman Bowman stated that the Commission would need for it to be located exactly on the *survey* with dimensions.....”
- Page two, paragraph four, ZBA-1080 - Request of Sarjeant, Chairman Bowman wished to clarify that this application had been properly noticed, and because a neighbor of the property, Ms. Valkyr was present, it was decided to proceed with the application.

MOTION: To approve the June 20, 2019 meeting minutes, as amended, by Mr. Gunnip, seconded by Mr. Wyant, approved 5-0 vote.

MOTION: To adjourn the July 18, 2019 meeting at 8:15pm, by Mr. Horan, seconded by Mr. Weber, passed 5-0 vote.

Respectfully Submitted,

Tammy Rill

Land Use Clerk

July 19, 2019

*Filed subject to approval

**All documents are on file in the Land Use Office, and a digital recording of this meeting is available upon request