

TOWN OF WASHINGTON
Bryan Memorial Town Hall
Post Office Box 383
Washington Depot, Connecticut 06794
Zoning Board of Appeals Regular Meeting
August 15, 2019

7:30 PM- Main Level Meeting Room

Members Present: Mr. Bowman, Mr. Wyant, Mr. Wildman, Mr. Horan, Ms. Caporizzo
Alternates Present: Mr. Gunnip
Alternates Absent: Mr. Weber
Staff Present: Mr. Tsacoyannis Ms. Rill
Public Present: Mr. Gugel, Mr. Stoughton, Ms. Jacobs, Mr. Jacobs, Mr. Caporizzo, Ms. Haestad, Mr. Haestad, Mr. Ferrell, Mr. Doherty

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

ZBA – 1078 (Continuance): Request of Jacobs, 257 West Shore Road, Variance – Section(s): 11.6.1.C, 11.6.3 – Setbacks, 12.1.1 – Wetlands/Watercourse Setback – for a patio (38sec.):

Chairman Bowman seated himself, Mr. Wyant, Mr. Wildman, Mr. Horan and Mr. Gunnip for this Public Hearing.

Mr. and Mrs. Jacobs presented the Commission with an updated survey titled, “Property Survey Prepared for Lee D. and Sharon K. Jacobs, 257 West Shore Road, Washington, Connecticut”, dated: 6-14-19, revised 8-7-19, and prepared by Berkshire Engineering and Surveying. The Jacobs’ stated that they had the property surveyed, moved some rocks to within their property line so that it was no longer encroaching on their neighbor’s property, then had the property surveyed once more. Chairman Bowman wished to remind the Commission that the Jacobs’ had been before the Inland Wetlands Commission where the proposed patio was passed, then they had obtained a Building Permit and had built the patio, however they had received a violation notice by the Land Use Departments previous Zoning Enforcement Officer. The Jacobs’ then requested to be heard by the Zoning Board of Appeals, where the Commission requested a more adequate survey. From there it was discovered that the patio encroached onto the Jacobs’ neighbor’s property, so they had remedied the situation by scaling back the current patio so that it was no longer encroaching. The patio is constructed of loose-laid stone on top of the original dirt with reconstructed Lake Access Steps of concrete slabs replaced with natural stone, with the request of the setback being six inches from the property line.

MOTION: To close the Public Hearing regarding ZBA-1078, Jacobs, 257 West Shore Road, by Mr. Wyant, seconded by Mr. Wildman, passed 5-0 vote.

The Commission agreed that the patio area was remedied to their satisfaction, and that the applicants had done everything asked of them by the Commission.

MOTION: To approve ZBA-1078, Request of Jacobs, 257 West Shore Road, Variance from Section(s) – 11.6.1.C, 11.6.3 – Setbacks, 12.1.1 – Wetlands/Watercourse Setback – for a patio, in accordance with the survey titled, “Property Survey Prepared for Lee D. and Sharon K. Jacobs, 257 West Shore Road, Washington, Connecticut”, dated: 6-14-19, revised 8-7-19, and prepared by Berkshire Engineering and Surveying, LLC, with the patio located five feet from the property line, by Mr. Wyant, seconded by Mr. Horan, passed 5-0 vote.

ZBA-1083: Request of ROMAC, LLC, 65 River Road, Variance, Section(s): 11.6.1 – Minimum Setback/Yard Dimensions – To Demolish and Rebuild a Single Family Structure (12 min. 36 sec):

Seated for this public hearing are Chairman Bowman, Mr. Wyant, Mr. Wildman, Mr. Horan and Mr. Gunnip.

Mr. Gugel, representing ROMAC, LLC, stated that his client wished to stay within the exact footprint of the current home, however the property is a small parcel with little acreage, so the only way to make the home a little bit bigger, adding a garage and a one-bedroom, one bathroom living space, was to go up in volume with a two-story structure. Mr. Gugel stated that he had spoken with all of the neighbors of the property and that there were no objections to the proposed plan.

Chairman Bowman asked for clarification of the property lines for the application. Mr. Gugel stated that ROMAC, LLC owned the property at 65 River Road as well as the properties of 60, 64, 66 and 69 River Road, and that the home and the cottage of 64 and 66 were separate parcels once owned by the Zumpf Family.

Ms. Caporizzo questioned if the neighbor directly behind the property had objected to the new structure, to which Mr. Gugel replied that she had not. Ms. Caporizzo then questioned if the proposed structure would be the same height as the current structure, to which Mr. Gugel responded that he believed it would be approximately a half of a story taller. Mr. Gugel explained that they would be going into the grade a bit to keep the garage underground, so that overall the structure would be raised approximately 8-10 feet.

Mr. Wildman questioned the pitch of the roof, with Mr. Gugel explaining that the gable space is currently directed North and South, but will be changed to East and West.

Chairman Bowman stated that he had visited the property earlier in the week and that he had questioned the height of the proposed structure, and he had measured 7 feet 10 inches from the grade to the top of the roof pitch. He questioned the location of the driveway in the plans, as it would be considered lot coverage. He stated that he would like to see a more detailed set of plans, with the driveway detail included, as well as any items man-made that would be added to the

property, such as propane tanks, air conditioning condensers, entry-ways, etc. Chairman Bowman explained that a comparison drawing of current and proposed structures are helpful.

Mr. Haestad, owner of the property at 65 River Road, questioned if their plans overall were in violation of anything. Chairman Bowman explained that because of the setback, it would be considered a violation. The current home was a pre-existing, non-conforming home and that by right, the owner could tear it down and replace it in its exact volumetric form. Mr. Haestad asked if he could tear the house down while they awaited approval. Chairman Bowman stated that if Mr. Haestad decided to do this, there was no guarantee that they would get approval for a new structure.

After a lengthy conversation regarding the homes design and layout, Chairman Bowman questioned the use of a septic and well. Mr. Gugel explained that both are shared with the house next door. Mr. Haestad shared that both homes were once owned by the Zumpf brothers, and that he intended on keeping the layout of both houses as separate properties, the way the Zumpf's had, with a shared well, septic and electricity.

The Commission requested that more accurate site plans be presented, with focus on the property itself, larger to-scale, with an overlay of existing vs. proposed. This includes any driveway, walkways, propane tanks or pads, air conditioning condensers, etc.

MOTION: To grant a continuance to the request of ROMAC, LLC, 65 River Road, for a Variance from Section(s): 11.5.1.A – Maximum Lot Coverage, 11.6.1 – Minimum Setback/Yard Dimensions and 17.4.A – Nonconforming Structures – To demolish and Rebuild a Single-Family Structure, by Mr. Wyant, seconded by Mr. Wildman, passed 5-0 vote

CONSIDERATION OF THE MINUTES (59min. 08 sec):

MOTION: To approve the July 18, 2019 Meeting Minutes, by Mr. Horan, seconded by Mr. Wyant, passed 5-0 vote.

OTHER BUSINESS/DISCRETION OF THE CHAIR (59min 39sec):

Chairman Bowman requested that Mr. Wildman be elected as Vice Chairman of the Zoning Board of Appeals.

MOTION: To elect Mr. Wildman as Vice Chairman of the Zoning Board of Appeals, by Mr. Bowman, seconded by Mr. Wyant, passed 5-0 vote.

MOTION: To adjourn the August 15, 2019 meeting at 8:30pm, by Mr. Horan, seconded by Mr. Wyant, passed 5-0 vote.

Respectfully Submitted,

Tammy Rill

Land Use Clerk

August 19, 2019