

TOWN OF WASHINGTON
Bryan Memorial Town Hall
Post Office Box 383
Washington Depot, Connecticut 06794
ZONING BOARD OF APPEALS REGULAR MEETING
MINUTES
June 16, 2022

MEMBERS PRESENT: Chair Bowman, Mr. Wyant, Mr. Horan, Mr. Wildman, Mr. Weber

MEMBERS ABSENT:

ALTERNATES PRESENT: Ms. Rebillard, Ms. Sweeney

ALTERNATES ABSENT: Mr. Sarjeant

STAFF PRESENT: Ms. Rill, Ms. Haverstock

PUBLIC PRESENT: M. Micoli, J. Brandfonbrener, F. Dugan

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

PUBLIC HEARING(S):

ZBA-1139- Request of SMF Universal, LLC – 124 New Milford Turnpike – for a Variance – Section(s): 7.5 – Maximum Lot Coverage, and 11.5.2 – Maximum Lot Coverage – Business Districts – for additional parking:

Seated for this Public Hearing is Chairman Bowman, Mr. Wildman, Mr. Horan, Mr. Wyant and Mr. Weber.

Ms. Micoli of Artel Engineering, representative for the property owner, explained that the lot coverage calculations for the property were analyzed with the adjoining property of 9 Main Street, making this a contiguous lot as per Section 17.2 of the Washington Zoning Regulations. Both properties are owned by SMF Universal, LLC.

Ms. Micoli also presented the Board with a planting plan that included additional plantings for screening, listed soil types for the property as well as parking design. Thirteen total parking spaces are proposed with six allocated for businesses within the surrounding district.

Chairman Bowman stated that he would prefer that in the letter dated June 13, 2022 regarding the parking plan for the property states that “6 parking spaces located at 124 New Milford Turnpike may be allocated for business within the surrounding business district”, will be edited to state, “will be allocated for business within the surrounding business district.

With no further comments or questions, the Board moved to close the Public Hearing.

MOTION: To close the Public Hearing in the matter of ZBA-1139- Request of SMF Universal, LLC – 124 New Milford Turnpike – for a Variance – Section(s): 7.5 – Maximum Lot Coverage, and 11.5.2 – Maximum Lot Coverage – Business Districts – for additional parking, by Mr. Wyant, seconded by Mr. Weber, approved unanimously.

The Board discussed the application and agreed that the applicant did what was requested of them and had no problem with the proposed, but will add conditions regarding the pervious paving material and would edit the wording regarding allocated parking for the Business District and submit it to the Land Use Office.

MOTION: To approve ZBA-1139- Request of SMF Universal, LLC – 124 New Milford Turnpike – for a Variance – Section(s): 7.5 – Maximum Lot Coverage, and 11.5.2 – Maximum Lot Coverage – Business Districts – for additional parking, as shown on the submitted document titled, “Planting Plan” dated 1/13/2022 with the following condition(s): 1.) the pervious paving will be the same material presented at the May 12, 2022 Washington Zoning Board of Appeals Meeting and, 2.) in the letter dated June 13, 2022 regarding the parking plan for the property states that “6 parking spaces located at 124 New Milford Turnpike may be allocated for business within the surrounding business district”, will be edited to state, “will be allocated for business within the surrounding business district”. Motion made by Mr. Wyant, seconded by Mr. Wildman, approved unanimously.

ZBA-1141: Request of Paucar, 32 Findlay Rd., for a Variance – Section: 11.6.1.C – Minimum Setback and Yard Dimensions – for a garage and driveway:

Mr. Brandfonbrener, architect and representative for the property owner, asked that the Board refer to sheet Z-100 of the provided plans. The proposed is to construct an addition that would be used as a garage and also re-route the driveway so that it leads directly to the proposed garage.

The Board questioned the hardship, stating that the property was 4 acres and did not understand why the addition had to be in the proposed location, in the setback.

The Board informed Mr. Brandfonbrener that based on this information, the property owner could consider moving the proposed addition to another location, out of the setbacks.

Mr. Dugan, neighboring property owner, expressed his concern regarding the lack of sediment and erosion control used on the property.

MOTION: To grant a continuance in the matter of ZBA-1141: Request of Paucar, 32 Findlay Rd., for a Variance – Section: 11.6.1.C – Minimum Setback and Yard Dimensions – for a garage and driveway, for the July 21, 2022 Washington Zoning Board of Appeals meeting, at 7:30pm in the Main Meeting Room of Bryan Memorial Town Hall and via Zoom Video Conference. Motion made by Mr. Horan, seconded by Mr. Wyant, approved unanimously.

CONSIDERATION OF THE MINUTES:

MOTION: To accept the May 12, 2022 Washington Zoning Board of Appeals Meeting Minutes as submitted, by Mr. Wyant, seconded by Mr. Horan, approved unanimously.

OTHER BUSINESS:

Chairman Bowman stated that there is currently a fence located on Route 109/Blackville Road that will need a Variance and asked Ms. Haverstock to reach out to the property owner.

ADJOURNMENT:

MOTION: To adjourn the June 16, 2022 Washington Zoning Board of Appeals meeting at 8:10pm, by Mr. Weber, seconded by Mr. Wyant, approved unanimously.

Respectfully Submitted,

Tammy Rill

Tammy Rill

Land Use Clerk

Town of Washington

A recording of this evenings meeting can be found here:

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