

TOWN OF WASHINGTON  
Bryan Memorial Town Hall  
Post Office Box 383  
Washington Depot, Connecticut 06794  
Zoning Board of Appeals Regular Meeting  
**MINUTES**  
December 19, 2019

7:30 PM- Main Level Meeting Room

**Members Present:** Mr. Bowman, Mr. Wyant, Mr. Wildman, Mr. Horan, Mr. Weber  
**Alternates Present:** Mr. Gunnip, Mr. Sarjeant  
**Staff Present:** Mr. Tsacoyannis, Ms. Rill  
**Public Present:** Mr. Coolbeth

Chairman Bowman called the meeting to order at 7:30pm.  
He then seated himself, Mr. Wildman, Mr. Horan, Mr. Wyant and Mr. Weber.

**ZBA-1084, Request of Toman Ventures, 68 East Shore Road, for a Variance from Section(s):  
11.6.1.C – Minimum Setback and Yard Dimensions – to enclose an existing covered porch within a  
side and front yard setback (10sec.):**

Mr. Coolbeth, representing Toman Ventures, presented the Board with an updated site plan for the property at 68 East Shore Road. He stated that, per the Boards request, the elevations had been redone, the windows were drawn to scale and would be 6 feet tall, 4 foot 10 inches wide, fixed windows. He also explained where the side door would be located that will include steps and a landing. He stated that he is proposing to remove one step so that the steps would be 15' from the side setback, with the steps being 3 feet wide.

Mr. Coolbeth explained that currently there is a bay-window/greenhouse window in the location where he will be adding the side door, but he would not be changing the volume in any way.

**MOTION: To close the Public Hearing in the matter of ZBA-1084, Request of Toman Ventures, 68 East Shore Road, for a Variance from Section(s): 11.6.1.C – Minimum Setback and Yard Dimensions – to enclose an existing covered porch within a side and front yard setback, by Mr. Wyant, seconded by Mr. Weber, passed 5-0 vote.**

Chairman Bowman asked the Board members for their thoughts on what was presented. They all agreed that Mr. Coolbeth had done everything requested of him, and that the proposed work was

minimal. Chairman Bowman stated that this property is challenging with no buildable area on the lot, and that the proposed was minimal as far as encroaching on any setbacks.

**MOTION:** To approve the Request of Toman Ventures, 68 East Shore Road, for a Variance from Section(s): 11.6.1.C – Minimum Setback and Yard Dimensions – to enclose an existing covered porch, add new stairs and landing within a side and front yard setback, as shown on the survey titled, “Property/Boundary Survey Map Prepared for David Toman, 68 East Shore Road, Washington, Connecticut”, and dated April 2018, Revised September 24, 2019 by T. Michael Alex, by Mr. Wyant, Seconded by Mr. Horan, passed 5-0 vote.

**CONSIDERATION OF THE MINUTES (16min 04sec.):**

**MOTION:** To approve the November 21, 2019 Meeting minutes as submitted, by Mr. Horan, seconded by Mr. Wyant, passed 5-0 vote.

**OTHER BUSINESS/DISCRETION**

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

**MOTION:** To approve the Election Slate as presented, by Mr. Wildman, seconded by Mr. Wyant, passed 5-0 vote.

**MOTION:** To adjourn the Washington Zoning Board of Appeals December 19, 2019 Meeting at 7:45pm, by Chairman Bowman, seconded by Mr. Wildman, passed 5-0 vote.

Respectfully Submitted,

*Tammy Rill*

Tammy Rill  
Land Use Clerk  
December 20, 2019

\*All documents on file in the Land Use Office

\*\*Minutes subject to approval

\*\*\*A recording of this meeting is available upon request