

June 24, 2013

Present: Mr. Solley, Mr. Abella

Alternates Present: Dr. Craparo, Mr. Dutton

Absent: Mr. Fitzherbert, Mr. Reich, Mr. Werkhoven, Mr. Wyant, Alt.,

Staff Present: Ms. Hill, Mr. Ajello, Ms. White

Others Present: Mr. Averill

Mr. Solley, called the meeting to order at 7:30 p.m.

Seated: Mr. Abella, Mr. Solley, Dr. Craparo, Alt., Mr. Dutton, Alt.

PUBLIC HEARING

Ingrassia/5 Whittlesey Road/Special Permit: Section 13.11.3/Detached Accessory Apartment:

Ms. Hill read the legal notice that was published in Voices on June 12 & 19, 2013 and the list of documents in the file for this application.

Mr. Solley read the letter that was from Atty. Kelly addressed to Ms. Hill dated 6-24-13 (on file in the Land Use Office). In his letter, Atty. Kelly stated that the property owners received a variance for the requirement of 13.11.2.b that the owner reside of the premises.

The commissioners looked at the Floor Plans and noted that the proposed detached apartment would not exceed 1,200 sq. ft.

There was a brief discussion regarding the location of the proposed apartment on the property.

The applicant has received approval from the ZBA and the Health Department.

Mr. Averill reminded the Zoning Commission that this case does not live up to the letter of the regulations but lives up to the spirit of the regulations. He feels the commission should be aware that they are setting a precedent if this is approved. He feels that future applicants would try to get around the regulations.

Ms. Hill stated that the ZBA granted the variance and determined the hardship.

Mr. Solley discussed the need for alternative housing in Town.

There were no further questions or comments.

Motion:

to close the Public Hearing for the request for Special Permit Section 13.11.3 for 5 Whittlesey Road LLC/5 Whittlesey Road for Detached Accessory Apartment, 155 West Shore Road, by Mr. Solley, seconded by Mr. Werkhoven, passed by 4-0 vote.

HORSE of CT/43 Wilbur Road/Special Permit: Section 4.4.3/Indoor Riding Areana:

Ms. Hill read the legal notice published in Voices on June 12 & 19, 2013. She stated that the

neighbors were not notified so the commission may open and continue the public hearing to the regularly scheduled Zoning Commission meeting on July 22, 2013.

Motion:

to continue the Public Hearing for the request for Special Permit Section 4.4.3 for Horse of CT at 43 Wilbur Road for Indoor Riding Arena,
by Mr. Abella, seconded by Dr. Craparo, passed by 4-0 vote.

REGULAR MEETING

Seated: Mr. Abella, Mr. Solley, Dr. Craparo, Alt., Mr. Dutton, Alt.

Mr. Solley stated that Mr. Fitzherbert and Mr. Reich were unable to be at the meeting tonight and thanked the alternate members for being present. He stated that the Zoning Commission wishes Mr. Fitzherbert luck in getting back to good health.

Consideration of the Minutes

The Commission considered the May 20, 2013 regular Meeting Minutes of the Town of Washington Zoning Commission.

Motion:

to accept the Zoning Meeting Minutes of May 20, 2013 as submitted,
by Mr. Solley, seconded by Dr. Craparo, passed by 4-0 vote.

The Commission considered the June 4 & June 11, 2013 Special Meeting Minutes of the Town of Washington Zoning Commission.

Motion:

to accept the Zoning Special Meeting Minutes of 6/4/13 & 6/11/13 as submitted,
by Mr. Solley, seconded by Dr. Craparo, passed by 4-0 vote.

Pending Application(s)

Ingrassia/5 Whittlesey Road/Special Permit: Section 13.11.3/Detached Accessory Apartment:

Mr. Abella stated that he was having trouble with the requirement that the property owner must reside on the property and is glad that the ZBA was able to grant them a variance. He feels that this is a unique situation in that it encourages housing for farming.

There was a brief discussion regarding farming in the area.

It was the consensus of the commission that they would add a condition to the approval.

Motion:

to approve the Special Permit: Section 13.11.3 for 5 Whittlesey Road LLC for a Detached Accessory Apartment at 5 Whittlesey Road with the condition that the Variance ZBA-0948 is filed on the Town land records,
by Mr. Solley, seconded by Mr. Abella, passed by 4-0 vote.

HORSE of CT/43 Wilbur Road/Special Permit: Section 4.4.3/Indoor Riding Arena:

This Public Hearing was continued to the Regularly Scheduled Zoning Meeting on July 22, 2013.

New Application(s)

Hetlam/137 Nichols Hill Road/Special Permit: Section 13.14 Bed and Breakfast Establishment:

The commission considered this new application and set a date for a public hearing.

Motion:

to schedule a Public Hearing for July 22, 2013 at after the continued Public Hearing for Horse of CT at 7:30 pm, in the Upper Level Meeting Room at Bryan Memorial Town Hall, by Mr. Abella, seconded by Mr. Solley, passed by 4-0 vote.

Other Business

Revisions to Zoning Regulations

Mr. Solley gave a brief update on the progress of the Regulations Revisions Subcommittee. Ms. Hill stated that the revisions for sections 1-12 have been referred to the commission's attorney and she is waiting for a response.

Enforcement

Enforcement Report:

The commissioners considered the Zoning Enforcement Report dated June 24, 2013 (on file in the Land Use Office). Mr. Ajello, ZEO reviewed the report with the commission.

The commissioners and Mr. Ajello briefly discussed the subject of sandwich board signs.

Privilege of the Floor

There were no comments or questions from the public.

Adjournment

Motion:

to adjourn at 8:45 pm. by Mr. Abella, seconded by Mr. Dutton, passed by 4-0 vote

Mr. Solley adjourned the meeting.

SUBMITTED SUBJECT TO APPROVAL:

Shelley White, Land Use Clerk