

TOWN OF WASHINGTON
Bryan Memorial Town Hall
Post Office Box 383
Washington Depot, Connecticut 06794
Zoning Commission Special Meeting

MINUTES

October 14, 2021

7:00 P.M. – Hybrid Meeting

MEMBERS PRESENT: Chairman Solley, Mr. Reich, Ms. Hill, Ms. Radosevich, Mr. Werkhoven

ALTERNATES PRESENT: Ms. Smith

ALTERNATES ABSENT: Mr. Sivick, Ms. Anderson

STAFF PRESENT: Ms. White, Ms. Rill, Ms. Haverstock, Attorney Zizka

PUBLIC PRESENT: Attorney Sherwood, Ms. Solomon, Ms. Purnell, Ms. Gorra, Mr. Barnet, Ms. Tagley

The meeting was called to Order at 7:00pm.

Chairman Solley, Ms. Hill, Mr. Reich, Mr. Werkhoven and Ms. Radosevich were seated for the Special Meeting.

Discussion regarding 101 Wykeham, LLC – Land Tech Compliance Report –

Chairman Solley explained that there would not be much discussion of this topic this evening due to Land Tech's time inability to review and respond to Ms. Purnell, Mr. Barnet and Ms. Hill's comments in time for this meeting.

Ms. White read aloud a response from Attorney Zizka which can be read here:

https://townofwashingtoncc-my.sharepoint.com/:b:/g/personal/trill_washingtonct_org/Eb1N5ZvS1BFGHfch70F7NsBVRmMy2ArJzHibVYY-ER7gg?e=7oelPl

Ms. Hill stated that she had read Land Tech's first report as well as Mr. Barnet, Ms. Purnell and Attorney Sherwood's letters, and felt that breaking down all of the questions that were asked, adding any more that may be asked, and then submitting them all at one time, rather than in piecemeal.

Attorney Sherwood, representing 101 Wykeham Road, LLC stated that he had submitted all of the documentation he felt would be needed in proving that 101 Wykeham Road, LLC had satisfied all of the Conditions of Approval in order to obtain the Special Permit. He clarified that he along with his client would like to work alongside the Commission to make sure all of their questions were answered.

The Commission discussed scheduling a Special Meeting for a future date to review any and all revisions made to the plans, along with answering questions that have been asked.

The Commission asked that Candidates that are elected in the November 2, 2021 election attend this meeting.

MOTION: To schedule a Special Meeting for Thursday, November 4, 2021 at 5:00pm in the Main Meeting Room of Bryan Memorial Town Hall, as well as via Zoom Virtual Meeting, to discuss 101 Wykeham Road, LLC – Land Tech Report, by Chairman Solley, seconded by Mr. Reich, passed 5-0 vote.

Discussion Regarding Revisions of Zoning Regulations - Sections: 3.2, 7.5, 7.6, 7.8.1, 7.9, 8.5, 8.6, 8.8, 8.8.1, 8.9, 8.9.1-9, 9.5, 9.5.1-4, 9.6, 9.6.1-4, 9.8, 9.8.1-3, 9.9, 10.5, 10.5.1-4, 10.6, 10.6.1-4, 10.8, 10.8.1, 10.9, 10.9.1-9 – Business Districts:

Ms. Hill submitted the following statement regarding the Business District revisions which can be read here:

https://townofwashingtongcc-my.sharepoint.com/:b:/g/personal/trill_washingtonct_org/ET2puAUTFg5Kodb8pD6yOyYBOUUKgkUVMnZ1haa_SVlzPQ?e=Cojf5I

The Commission briefly discussed scenarios regarding split lots. Chairman Solley explained that a property owner could petition the Zoning Commission to have the boundary line changed. Ms. Hill added that the Commission had the discretion to ask for screening or fencing if a Special Permit was requested.

MOTION: To Approve Revisions of Zoning Regulations - Sections: 3.2, 7.5, 7.6, 7.8.1, 7.9, 8.5, 8.6, 8.8, 8.8.1, 8.9, 8.9.1-9, 9.5, 9.5.1-4, 9.6, 9.6.1-4, 9.8, 9.8.1-3, 9.9, 10.5, 10.5.1-4, 10.6, 10.6.1-4, 10.8, 10.8.1, 10.9, 10.9.1-9 – Business Districts, dated September 27, 2021. Motion made by Chairman Solley, seconded by Mr. Reich, passed 5-0 vote.

The Commission discussed the effective date of the revisions. With the Legal Notice to be published on Wednesday, October 20, 2021, there will be 15 days allowed for an appeal, putting the effective date at November 4, 2021.

MOTION: To Amend the Motion of Approval for Revisions of Zoning Regulations - Sections: 3.2, 7.5, 7.6, 7.8.1, 7.9, 8.5, 8.6, 8.8, 8.8.1, 8.9, 8.9.1-9, 9.5, 9.5.1-4, 9.6, 9.6.1-4, 9.8, 9.8.1-3, 9.9, 10.5, 10.5.1-4, 10.6, 10.6.1-4, 10.8, 10.8.1, 10.9, 10.9.1-9 – Business Districts, dated September 27, 2021, to include no additional discussion with an effective date of November 4, 2021, by Chairman Solley, seconded by Mr. Reich, passed 5-0 vote.

MOTION: To adjourn the October 14, 2021 Washington Zoning Commission Special Meeting at 8:09pm, by Mr. Werkhoven, seconded by Ms. Radosevich, passed 5-0 vote.

Respectfully Submitted,

Tammy Rill

Land Use Clerk

October 15, 2021

To listen to this evenings meeting please click here:

https://townofwashingtongcc-my.sharepoint.com/:u:/g/personal/trill_washingtonct_org/EYxr-reEt-IDsP-fol5dlFsB9RKl391_QpmQ_RdoeF9tdg?e=ypp0Xb