

TOWN OF WASHINGTON

Bryan Memorial Town Hall

Post Office Box 383

Washington Depot, Connecticut 06794

ZONING BOARD OF APPEALS REGULAR MEETING

MINUTES

April 18, 2024

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

MEMBERS ABSENT: Mr. Horan

ALTERNATES PRESENT: Ms. Sweeney

ALTERNATES ABSENT: Mr. Sarjeant, Ms. Rebillard

STAFF PRESENT: A. Larson

PUBLIC PRESENT: John and Aubin Haestad

The meeting was called to Order at 7:33pm.

PUBLIC HEARING(S):

ZBA-1163: Request of Haestad, 74 River Road, for a Variance – Section 12.1.2 and 12.1.3 – Wetlands and Watercourse Setbacks – for a new septic system:

Seated for this Public Hearing is Chair Bowman, Mr. Wildman, Mr. Wyant, Mr. Weber, and Ms. Sweeney

Mr. and Mrs. Haestad were approved for a Variance at the January Zoning Board of Appeals meeting to demolish and replace an existing single-family dwelling. This month, they are requesting another variance for a new septic system on the same property. Currently, there is a 250-gallon cesspool which requires monthly clean-out. The regional health district has already approved the submittals as proposed.

Ms. Sweeney asked for clarification on the distance of the proposed septic to the river; the closest point is at 75-feet. Ms. Sweeney also requested clarification regarding the flood zone in this location based on elevation. Mr. Haestad said that the proposed construction is set high on the bank, outside the boundaries of floodplain maps, and that the existing house had not been affected by the flood of 1955.

The board had no further questions for Mr. and Mrs. Haestad.

MOTION: To close the Public Hearing in the matter of ZBA-1163: Request of Haestad, 74 River Road, for a Variance – Section 12.1.2 and 12.1.3 – Wetlands and Watercourse Setbacks – for a new septic system, by Ms. Sweeney, seconded by Mr. Wyant, approved unanimously.

Ms. Sweeney acknowledged that she felt the proposed septic was the best option. Mr. Weber felt it was the best situation the applicant could have come up with in this case. Other members agreed.

Chair Bowman also agreed and called for a vote, and the variance was approved unanimously.

MOTION: To approve ZBA-1163: Request of Haestad, 74 River Road, for a Variance – Section 12.1.2 and 12.1.3 – Wetlands and Watercourse Setbacks – for a new septic system, by Mr. Bowman, seconded by Mr. Wyant, approved unanimously.

ZBA-1164: Request of Haestad, 74 River Rd, for a Special Exception – Section 17.5 – Special Exceptions for Nonconforming Structures – for a porch:

Mr. and Mrs. Haestad also requested a special exception for a proposed open-air deck to be built on the new single family dwelling previously approved by the Zoning Board of Appeals.

Chair Bowman had concerns as to whether a Special Exception was the appropriate section of the zoning code to grant permission for a non-conforming deck. Looking at Section 17.5, Chair Bowman, Ms. Sweeney, and Mr. Weber discussed the issue with Mr. Haestad. There was some inquiry regarding the amount of existing and proposed lot coverage, and whether the deck had been approved by Inland Wetlands. Mr. Haestad confirmed that there would be a 1% increase in lot coverage, and Chair Bowman confirmed that it would not exceed the lot coverage limits.

Ms. Sweeney wondered whether an approval for a Special Exception could be contingent upon a decision from Inland Wetlands. Chair Bowman had a hard time approving the proposed deck as a Special Exception, and offered his opinion that Mr. and Mrs. Haestad should apply for a Variance instead. There were no dissenting opinions from the Board, though Ms. Sweeney and Mr. Wildman conceded that it could be confusing when applying the code to this application.

Mr. Haestad agreed to continue the matter and apply for the proposed open-air deck as a variance instead. Chair Bowman asked for a motion to continue the matter to May 9, 2024.

MOTION: To grant a continuance in the matter of ZBA-1164: Request of Haestad, 74 River Road, for a Special Exception – Section 17.5 – for a porch, by Mr. Bowman, seconded by Mr. Wyant, approved unanimously.

Consideration of the Minutes:

Regarding the February Meeting Minutes, Mr. Weber brought up some issues of clarity regarding a statement on the bottom of page one, beginning with “Chair Bowman pointed out that the origin of Bee Brook is exactly two-hundred-feet north of Christian St...”. It was agreed that there was some error in that statement and that it would be struck from the minutes.

Ms. Larson will revise the February Meeting Minutes accordingly.

MOTION: To adjourn the April 18, 2024 Washington Zoning Board of Appeals Regular Meeting at 8:20pm, by Mr. Wyant, seconded by Ms. Sweeney, approved unanimously.

Respectfully Submitted,



A. Larson
ZBA Clerk

April 24, 2024

*Minutes filed, subject to approval