

TOWN OF WASHINGTON  
Bryan Memorial Town Hall  
Post Office Box 383  
Washington Depot, Connecticut 06794  
ZONING BOARD OF APPEALS REGULAR MEETING  
**MINUTES**  
November 16, 2023

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

**MEMBERS ABSENT:** Mr. Horan

**ALTERNATES PRESENT:** Ms. Sweeney, Ms. Rebillard

**ALTERNATES ABSENT:** Mr. Sarjeant

**STAFF PRESENT:** A. Larson

**PUBLIC PRESENT:** Carol Maxwell, another member of the public

The meeting was called to Order at 7:30pm.

**Public Hearing with Deliberation to Follow:**

Chair Bowman, Mr. Wildman, Mr. Wyant, Mr. Weber, and Ms. Rebillard were seated for all matters.

**ZBA-1158: Request of Blue Barn Butterfly Revocable Trust, 252 BALDWIN HILL RD, for a Variance- Section 11.6 – Minimum setback and yard dimensions – for a dormer:**

Carol Maxwell, authorized agent for the property owner and resident of 252 Baldwin Hill Rd, is requesting a variance to build a dormer in her second-floor bedroom in order to accommodate a full-sized egress window in place of the very small window currently in place. Ms. Maxwell used photographs to demonstrate to the board that alternative options were considered to install egress windows in the bedroom, but were not feasible due to the existing layout of the building.

Chair Bowman pointed out that the majority of the house is within the setback, so any expansion volumetrically would require a variance.

Chair Bowman inquired as to the ceiling height in the existing condition. Ms. Maxwell replied that the ceiling is “quite low, just about 6 feet and sloping down on either side...”.

Some discussion was had concerning the fact that the dormer has already been built, and that Ms. Maxwell did not know that the house was within the setback.

No further questions were asked before the public hearing was closed.

**MOTION: To close the Public Hearing in the matter of ZBA-1158: Request of Blue Barn Butterfly Revocable Trust, 252 BALDWIN HILL RD, for a Variance- Section 11.6 – Minimum setback and yard dimensions – for a dormer, by Chair Bowman, seconded by Mr. Wyant, approved unanimously.**

Mr. Wyant commented that he felt the applicant had presented good causes, and good plans for safety and design; he supports the application as presented. Mr. Wildman commented that he appreciated that the work stopped as soon as the applicant was informed of the zoning issue, and that he had no

problems with approving a variance. Mr. Weber agreed, calling the dormer a “minor encroachment in volume” with no increase in height or footprint. Ms. Rebillard agreed. Chair Bowman also agreed, saying that, in this case, the proposed work will make the house safer.

**MOTION: To approve ZBA-1158: Request of Blue Barn Butterfly Revocable Trust, 252 BALDWIN HILL RD, for a Variance- Section 11.6 – Minimum setback and yard dimensions – for a dormer, as depicted by the drawings accompanying the application, approved by Chair Bowman, seconded by Ms. Rebillard, approved unanimously.**

**Consideration of the Minutes:**

Meeting minutes for Aug 17, 2023 approved.

**MOTION: To approve the August 17, 2023 Meeting Minutes as submitted, by Chair Bowman, seconded by Mr. Wyant, approved unanimously.**

**Adjournment:**

Meeting adjourned at 7:40 pm.

**MOTION: To adjourn the August 17, 2023 Washington Zoning Board of Appeals meeting at 7:40 pm, by Chair Bowman, seconded by Mr. Wyant, approved unanimously.**

Respectfully Submitted,

Addison Larson  
Zoning Board of Appeals Clerk  
November 22 , 2023

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