

January 7, 2021

To: Nicholas Solley, Janet Hill, Ray Reich, David Werkhoven, and Debra Radosevich
Washington Zoning Commission
Re: Proposed Zoning Revisions to Section 12.8 – Temporary Uses
Public Hearing - January 12, 7:30PM

New Provision Summary - A special permit shall be required for any Temporary Use (excluding those held for more than 5 years and on property owned by the Town, religious institutions, schools and single day events at commercial entities in the Business District). No more than 2 Single-Day Event Permits shall be issued in any calendar year on the same site. Any such uses/events shall be limited to the hours of 8AM to 10PM. Temporary uses (festivals, concerts, artistic performances, galas, etc) lasting more than one day are limited to one per year, under seven consecutive days and the hours of 8AM to 10PM.

Earlier in the year the Zoning Commission's actions regarding Section 12.8 were interrupted when it made revisions without public hearing and met with the neighbor privately who was leading the effort to selectively shut down Spring Hill Vineyard's 5 Senses Festival and support for the local Arts Community and Pilobolus. Spring Hill Vineyard (with other local philanthropists) had donated/invested over a million dollars over the past 4 years to provide this wonderful town activity and venue to support the arts and Washington including recent high school events – a venue for the drama class to hold three live Covid-safe performances. The Zoning Board has made no efforts to reach out to the affected parties to truly come up with reasonable provisions. Has it attended the Festival or visited the site? It is too bad the neighboring couple did not have the courtesy to speak with Spring Hill initially to try to reduce any impact on them as good neighbors do, rather than creating this mess for all of us in Town. Over 100 citizens showed up at the public hearing to speak against these changes including young people, artists, Pilobolus, realtors, residents, charitable organizations, philanthropic residents) yet the Commission was tone deaf to the overwhelming opposition to the new Regulations. Too many citizens have held "special events" and dinners and performances and worked and donated so much over the past hundred years that would be prohibited under these new Regulations which will have a chilling effect on all future Special Events.

Washington's Economic Development Committee's analysis on Washington has reported Washington's decline over the past 10 years with a loss of 63 Construction and Skilled Trade workers (-53%), 25 Finance/RE/Insurance lost jobs (-33%), and 23 Arts/Entertainment job losses (-20%). Region 12's enrollment has dropped to 685 in 2018 from 1,057 in 2007. Population is projected to fall to 2500 from 3500. An aging population - 55.2 years - is the second oldest in CT. Home prices, the barometer of community desirability, had declined 38% in 2019 from the market peak in 2006 – only recently reversed with the Covid inspired great migration to the country. Numerous foreclosures in Washington resulted from these losses. The Zoning Commission's restrictive actions and anti-growth votes and impositions are driving this decline. They are the primary gate keeper to Economic Growth and Prosperity. Every applicant, architect, engineer, lawyer and most of the town staff recognize our Zoning Commission as the worst in the County to deal with. A survey of all that have been heard before the Commission over the last 10 years would confirm this – self-evaluation is in order – this current action in the face of almost universal opposition exemplifies a serious philosophical bias and problem.

The objections to the Zoning Commission's proposal are many -

- The community, farms, land trusts, vineyards, orchards, artists, Pilobolus, charitable organizations, and workforce need special events of this nature more than ever to prosper.
- The community and commissions and organizations both locally and regionally are almost unanimous in opposition to this Revision. The Planning Commission unanimously found the Revisions inconsistent with Washington's Plan of Development. Resident and second-home owners

(1/3 of homes) deserve a high quality of life and charitable use of their homes and properties with reasonable and typical ordinances (noise, parking, etc).

- The Zoning Commission needs more backbone to stand up to a sole naysayer for the benefit of the community as a whole and our history of generosity and culture and to cease their ill-conceived revision progression designed by the neighbor and Commission over many closed, private discussions with the proponent. This Commission compromised and delayed Wykeham Rise over many years threatening economic viability by the removal of kitchenettes, sale prohibitions, use restrictions, length of visit restrictions and more - important luxury amenities today in world class inns like Ocean House - a massive loss to our economy, jobs, quality of life, tourism and senior housing choice.

- This Regulation will undermine the artistic and cultural experiences and supporters, philanthropic local residents and charitable organization beneficiaries that regularly hold special events – dinners/cocktail parties, house and garden and farm tours – to fundraise. It prohibits, restricts and regulates and deters performance art, weddings, house tours, picnics and cocktail parties and dinners that so many residents, farms, clubs and charitable organizations conduct. The proposed regulations require all events to **start after 8AM and end at 10PM** - half of the special fundraising dinners in town would be shut down – the Commission is clueless to believe that all Library Luminaries Dinners and Steep Rock fundraisers can be shut down at 10PM and forget sunrise yoga gatherings. Land Trusts, clubs, churches and schools are not exempt – this impacts Steep Rock, the Washington Club, Pilobolus, Momix, Tea for 200, Pride in the Hills, the Gunn Library, our Public and Private School and Church events held at homes, Shakespeare in the Park and their members and benefactors by restricting their special events, picnics, member meetings/cocktail parties, fund raising dinners, and gatherings (and future unthought about events like horse shows).

- The Board and the Town did not give public notice of how to attend the Zoom Virtual Meeting - is this proper? Hundreds would like to attend but do not know how to be heard.

- This revision undermines Washington's financial support of local organizations – our low taxes are in part the result of generous support (not taxes) to the budgets of the Gunn Library, Museum, Schools and more.

- The Zoning Commission should not use the Town attorney to come up with Selective Zoning designed and developed to shut down one event - the Five Senses - inadvertently it will have a chilling effect on other charitable activities like the Library Luminaries, Averill Farm Fall Festivals, Waldenfeld Weddings and Farm Dinners, the Gilmore Girls Festival, Land Trust Events and fund raisers and picnics, etc. The Revision grandfathered events that have been held **5 years** - changing this from 3 years - specifically to curtail the 5 Senses. It purposely restricts Uses to **7 consecutive** days to destroy the viability of the 5 Senses and the massive work and set up for this multi-weekend event. It purposely restricts permits to **one per year if over one-day and two per year if one-day events**. This will restrict multiple "events" at one home or farm or land trust - Farm Dinners, Farm/Orchard Weddings, Averill Farms Operations, Land Trust Picnics/Gatherings, the generous residents who regularly host cocktail fundraising parties and dinners for local charitable organizations and so much more - these will be made non-permissible - **"NO PERMIT MAY BE ISSUED"** - they are not allowed even by review and Permit. They will create a massive CLOSED TO EVENTS, RESTRICTED TO TWO PER YEAR and COSE DOWN AT 10PM situation without review. Attorney Mike Ziska should be assigned to work on protecting the Town from an overzealous Zoning Commission trying to thread the needle to avoid the obvious illegal action of Selective/Specific Zoning against one ongoing "Temporary Use" and harming our generous and sophisticated residents. And to ensure that future wonderful special events of all kinds, the arts, our charitable organizations, and our economic growth are supported rather than curtailed - impoverishing Washington in so many ways.

Please read the Hartford Courant's Exceptional Review of what you seek to prohibit -

<https://www.courant.com/dnow/arts-theater/hc.dnow-pilobolus-pandemic-review-20200808-3wsc7amnmndmrdl7utm7metuu4-story/ht>

Thank you for your consideration,

Stephen Brighenti, 49 Calhoun Street, Washington

re:proposed changes to zoning reg 1/12/21 hearing

Philip [REDACTED]

Thu 1/7/2021 2:26 PM

To: Shelley White <swhite@washingtonct.org>

To the Washington Zoning Commission,

This email concerns the on-going efforts of the Washington Zoning Commission to, essentially, put the kibosh on the 5 Senses Festival-and any other fun, interesting, stimulating, job-creating, tourism-generating, community enhancing idea that might fall under the rubric of "festival".

I served as a zoning commissioner. The ONE OVERRIDING concern expressed to me, as a new commissioner, was **"NEVER BE TEMPTED TO SPOT ZONE AS A SOLUTION TO A ZONING ISSUE."**

The proposed regulation change is exactly this: an attempt to ameliorate one person's noise complaint by changing an entire regulation.

What is most egregious about the ZC's attempts in this matter is their complete **DISREGARD FOR THE PLANNING COMMISSION'S OPINION ABOUT THIS MATTER.**

The Planning Commission is charged with the duty of creating and updating our PLAN OF CONSERVATION AND DEVELOPMENT. I'd urge everyone to read this. This POCD serves as a blueprint for the future of our town. Since when does the Zoning Commission have the authority to disregard our POCD?

What is the bloody point of bothering to have public input into a meeting where a proposed change to a zoning regulation is being considered if the members of the commission don't take into account the public's opinion? The 10/28/19 meeting was very well attended by a broad cross section of our community-Headmaster of a local private school, real estate professionals, concerned citizens, other commission members-and the **overwhelming majority** spoke out at length and, at times, vehemently against any of the proposed changes to the particular regulation.

The meeting concluded with a general sense that the ZC had heard the public input and would consider not making any changes to the regulation. Now we learn that the ZC has continued to deliberate and HAS MADE material changes to the regulation without any notification to the public.

This is a BETRAYAL OF PUBLIC TRUST IN THE ZONING COMMISSION AS AN INSTITUTION AND REGULATORY AGENCY SUPPOSEDLY ACTING ON BEHALF OF **ALL** THE CITIZENS OF OUR TOWN NOT JUST **ONE** AGGRIEVED PARTY.

The actions of the ZC point to a deliberate attempt **to "spot zone" an issue** brought about by two townspeople without regard to the "greater good" of the town and its' citizens.

In a flimsy attempt to ameliorate the "noise problem" supposedly experienced by one or two people, the ZC has **overreached and overreacted** and proposed a change to a regulation that has far greater negative implications for a far greater number of townspeople, their businesses, livelihoods and long-term negative implications to the commercial benefits to the town and its' future as a whole.

This recurring trend by the ZC is a glaring example of a small regulatory commission whose members are at odds with the will and desires of the greater public and out of touch with the direction that Washington and its' surrounding communities are trying to move towards. The current ZC has repeatedly demonstrated a callous disregard towards, not only the will of the citizens of the town, **but to the Plan of Conservation and DEVELOPMENT (POCD)** that, supposedly, serves as the "blueprint" for shaping regulations and actions that guide the future of our town. The current Chairman of the Planning Commission spoke out CLEARLY at the 10/28 meeting against any proposed changes to the regulation under scrutiny. The ZC completely disregarded what the POCD explicitly states. This current ZC has not only abnegated its responsibility to the POCD but to the "greater good" of the community as a whole.

Thanks,

Phil

Washington Zoning Commission - 12.8 Revisions to Temporary Uses

Steven Spiegel 

Thu 1/7/2021 6:07 PM

To: Shelley White <swhite@washingtonct.org>

The Commission, starting with the leadership, is incapable of looking ahead to address the needs and interests of the Community. They appear to be driven by a fanciful view of the past rather than addressing the challenges facing the community with an open mind. Strengthening the tax base, attracting new families with affordable housing and job creation should be prominent considerations as they interpret local regulations for the benefit of all Township residents, current and future. Parochial and narrow minded thinking defines the Zoning Commission to the detriment of the local economy and lifestyle;

It's time to infuse the Commission with new talent guided by the past, not held captive to it.

Aquiline Disclaimer: The contents of this e-mail message and any attachments hereto are solely intended for the addressee and may be confidential and legally privileged. If you have received this transmission in error, any use, reproduction or dissemination of this transmission is strictly prohibited. If you are not the intended recipient, please immediately notify the sender by reply e-mail and delete this message and any attachments from your systems.

(No subject)

Ingrassia, Tim ~~tim.ingrassia@townofwashingtonct.org~~

Thu 1/7/2021 4:17 PM

To: Shelley White <swhite@washingtonct.org>

Shelley White

Land Use Administrator

Town of Washington, CT

PH:860-868-0423

swhite@washingtonct.org

Shelley,

Could I ask that you send the following note to the Selectpersons and members of the Zoning Commission?

Dear Town Leaders,

I am writing regarding the proposed revisions to Section 12.8 with a very simple question, and also with a compliment to each of you and your predecessors.

Let's start with the compliment: we have a wonderful town! Simply, it works. So many of us are beneficiaries of this special corner in Northwest Connecticut. Thank you for your service, and thank you for the time that you each personally invest in caring for it and about it.

My wife Stephanie and I have been part of the community since 1993, when we bought a home by the old stone church on New Preston Hill Road. For the last twenty years, ending just this past summer, we owned 9 Main Street in downtown New Preston. Currently, we are lucky to live on Spring Hill Farm in "Hidden Valley", where we have since 2008 grown grapes and made wine, in addition to the core haying operations on the farm.

While my current job is in NYC, over the entirety of our time in Washington, we have viewed it as home. Simply, it's where my favorite clothes live and where I think of myself as "at home". We've tried to be supporters of the community whenever we can, from hiring local folks to sponsoring charitable events to funding scholarships.

My simple question: what problem are you trying to solve with the changes to 12.8? What evidence is there that the town has been harmed, in any way, by the current set of rules and regulations? What we have has worked, is working, and by all logic should work going forward.

As you know, the Five Sense Festival takes place on a corner of our farm that has been activated as the "home" of our seasonal wine tasting facility. That Festival was born to support Pilobolus, a world class dance organization in our backyard that has no permanent presence and should be invited and incented to stay in our town. They are amazing, they are world renowned, and they are ours! Washington, CT! Pretty cool. (We have also made the site available, at no cost, to local non profits for various uses.). We're lucky to be on the town's noisiest road (untested, but hard for me to imagine noisier than 202 and 47!) with easy access.

For four years, that Festival has relied on an annual permit from the Town that can be granted or denied. If it was an imposition on the Town, the current Town regulations allow denial of the permit. (Interesting that the grandfathering, as this process has slowly moved forward, went from three to five years!). This creates a dialogue with local officials that adds value: with Town input, we've adjusted hours and we've adjusted parking. Over the three years, to my knowledge (and I've asked!) there have been minimal impacts on the town's resources or even it's neighbors. If there were an impact, we'd be happy to hear it and we'd know that being practical and accommodating was important given the dependence on annual permitting.

So I must say, I don't get what issue the town is solving with these draconian and far reaching changes to zoning. We are lucky to be an agricultural site, in a town with Residential/Farm zoning (note: not residential zoning!), that recognizes the State of Connecticut's significant deference to agricultural uses. As such, I'm comfortable as our the counsel I've consulted that our operations related to our winery are fully protected, and like Wallingford, Averills, and Hopkins, we will be free to conduct our business as we see fit regardless of ill advised regulations harming local cultural institutions and non profits.

But I simply cannot figure out why you would go out of your way to make the site unavailable to the high school's drama club, or Pilobolus, or Northwestern Pride, or the Library, or Steep Rock...when your current regulations allow you to prevent over use or abuse of the site.

Tying your hands is unnecessary. Accidental imposition on others (which will certainly be the case if the rules are consistis unnecessary. Far reaching or vindicative rule making is unnecessary. Every year, if you have an issue with a requested permit, you can deny it. The rules are clear. In the vein of those rules, we've voluntarily limited Five Senses to covering two weekends, not three. The system that exists, works. Please don't change it.

Specifically, I'd observe that prohibiting activity after 10 pm is capricious and silly. I'd observe that arbitrarily limiting one day permits to two a year is harmful. And the seven "consecutive" days versus "seven days" is a major change that makes some things impossible. I've previously proposed a compromise on that point: seven days spread over a ten consecutive day period. That allows two weekends, and is a step back from the current regulations (under which we have been granted permits for three consecutive years).

Thank you for taking the time to think about these issues. I'd urge you to not legislate to address problems that don't seem to be negatively impacting the community, and I'd urge you to look at the success the town has had with its current rules and see if those rules can't continue to work going forward.

In any event, we love the town and will continue to be supportive of Washington, local non profits, and hopefully the emergence of an exciting NW Connecticut wine industry!

Tim Ingrassia
Spring Hill Farms
Washington, CT since 1993

New Zoning Tegulations

Barbara Kohn 

Fri 1/8/2021 5:05 PM

To: Shelley White <swhite@washingtonct.org>

Hello - I am a resident of Washington at 23 Ferry Bridge Road and would like to express my disapproval Of the proposed zoning regulation against large gatherings.

I have been aboard member at the Gunn Memorial

Library for a number of years and for the last 9!years have been involved in our largest fundraiser, Library Luminaries. The proposed regulations would prohibit our fundraisers from occurring and would likewise prohibit most of the other community not for profits from

Having similar events. These are the lifeblood of our not for profit organizations which benefit everyone in the community.

The diversity of our cultural events I. This community are what make it unique and these proposed regulations will prohibit that.

Please do not approve them

Barbara Shattuck Kohn

Sent from my iPhone

Dear Shelley

Carolyn Klemm <carolynklemm@klemmrealestate.com>

Fri 1/8/2021 4:43 PM

To: Shelley White <swhite@washingtonct.org>

I am so disturbed by the fact that Washington Ct where I have lived for 44 years is changing. I am concerned & opposed to 12.8 revision. Basically in respect to zoning and curtailing events. They make our Town Interesting & special. Many Successful and generous residents have made this home Over the last 20 to 30 years. The Gunn Library, the Museum, Art Association, Steep Rock & many events have been so important for residents to be able to partake in our thriving town. However it seems there are a few who do not want change. That will prevent growth & effect property values. my 3 Grandchildren are growing up here. Young families need events to attend. Fund raising is so important for many essential organizations. I am concerned For our future if new restrictions are placed on important events I.E. 5-Senses. This is a gift to our community. It should not be regulated because one family complained of noise. They should move. if necessary I shall Get a petition ' go door to door And get 90 per cent to sign. I Think we need new younger Residents on the zoning board.
Best Carolyn Klemm

Carolyn Klemm
Klemm Real Estate, Inc.
CT Phone 860.868.7970
FL Phone 561.841.8858
Cell 860.488.6721
Carolyn@klemmrealestate.com
Carolynklemm@yahoo.com
www.klemmrealestate.com

Section 12.8

Diane Kinkade <~~XXXXXXXXXXXX@XXXXXXXXXX~~>

Fri 1/8/2021 7:59 PM

To: Shelley White <swhite@washingtonct.org>

I am **OPPOSED** to the changes on Section 12.8.
Washington should be welcoming to the arts and cultural events.

Diane Kinkade
5 Blackville Rd
Washington Depot, CT 06794

January 8, 2021

Dear Commissioners:

It has very recently been brought to my attention that changes are being considered to the Town of Washington's zoning regulations. To respond in a timely fashion, yet not being familiar with the specifics, I address my concerns in a general fashion. If I had time to study the proposed changes, I might surmise and comment on their impact to the community at large, but not being conversant with how the specific proposed changes could impact others, I will direct my concerns to the Gunn Memorial Library and Museum.

I have been a resident of Washington for 59 years and during that time I have seen many changes. Some good, some not so good. And in most cases, as is to be expected, that evaluation lies in the eyes of the beholder. But as much as some things change, there are basic core values that have stayed true. A sense of community, and caring for the well-being of our friends and neighbors, drives our residents to support worthwhile endeavors. Gunn Memorial Library and Museum are not only a recipient of Washingtonians' largesse, but it is an institution with deep roots and a history of service to the public.

This service is funded in large part through fundraising events and activities. While not the norm for most public libraries, Gunn raises 65% of its operating income annually. The Town of Washington generously contributes 35% percent of the Library's budget. GML works hard to keep Town funding at a manageable level. Town tax dollars do not support the Museum, which is 100% funded by the institution. Should there be restrictions placed on philanthropic events that jeopardize successful fundraising, then requests for additional funding could place an additional burden on the Town - or call for services to the public to be lessened.

As a non-profit organization providing free services to the Town of Washington, I hope there will not be changes made to the zoning regulations that might negatively impact the work of Gunn Memorial - or any individual or organization working towards the best interests of our community. Please leave room in the regulations for consideration on a case by case basis, rather than enacting a blanket set of rules without room for exceptions. GML is in a historic residential district, encumbered by parking limitations, not on town land, and reliant on flexibility and ingenuity to meet our goals. Some of our events are held on site, others take place at the homes of charity minded individuals, and I hope regulations will support these activities, as well as other programs we might initiate in the future.

Thank you for the work that you do! Not easy, takes lots of time, and doesn't always receive the appreciation one might like. We are all working towards the same goal, a happy, healthy, and vibrant community - but it is not always easily said or done. I hope you come to a reasonable conclusion that allows for the continuance of activities that benefit our municipality at large.

Respectfully,

Jean D. Chapin
42 Rabbit Hill Road
New Preston, CT 06777

Revisions of 12.8 Zoning Commission

Joseph Lorino <[REDACTED]>

Fri 1/8/2021 4:12 PM

To: Shelley White <[REDACTED]>

Cc: Chris Herrmann <[REDACTED]>

Dear Selectmen of Zoning,

I'm writing in response to the vote on Special Events and Temporary Uses in non-business zones. We've been proud residents of Washington since 2001 and I have been a Connecticut resident for 18 years. My husband and I are active members of the community and it's multitude of charities including HVAA, where we have raised more than \$30,000 donating our house in France to charity, Library Luminaries that we attend almost every year, Washington Antique Art Association that we attend almost every year, ASAP that we attend and donate, Tea for 200 that we attended every year and were committee members for several years, Conversations on the Green that we help produce and obtain celebrity and political talent for the conversations, Pilobolus and Pride in the Hills that my husband co-chairs and I sit on the committee. We have attended countless others over the years in private homes and venues throughout Washington. A vote to restrict usage on private properties would be detrimental to so many others that we believe are not being thought of in this potential restriction. For example, on our 2nd annual Pride in the Hills Event, held in 2019, raised over \$130,000 to aid in youth that have been abused and abandoned by their families. Scholarships were made for colleges and tickets and transportation to events to help in their growth and education. Their suicide rate is much higher than those of others in their classes. Without assistance, these children mostly end up on the street, doing and or dealing drugs, prostitution or suicide.

We implore you to not restrict these events. The damage will be unforeseen and damaging in such ways that include life and death.

I've been a Realtor here since 2003 and have seen the market decline over the years with families moving out in droves and the market spiraling downwards in such a way not seen in other areas. These charities bring people to the area that, otherwise, wouldn't have discovered Washington. They eat, shop and stay in our establishments that have long struggled for the commercialism that we would all like to keep and to thrive. Countless persons we have met at these events told us that they didn't know anything about this town and how much they love it. Some have come to rent or purchase properties and now enjoy and love the same things we do of Washington and the surrounding.

We believe the issue was important to be raised and any of those in violation have more than learned their lesson. I believe all of our charities are pure and for the good of who they benefit and are open to ideas and comments from anyone that may have ideas on our events and inclusiveness to town residents and others who may not be able to attend. Washington needs to keep these charities and others intact and moving forward to keep us the charitable and giving town that we are and all of us love and want.

Sincerely,

Joseph Lorino & Christopher Herrmann

Zoning Meeting 12.8 changes

Stacey Matthews <~~XXXXXXXXXXXXXXXXXXXX~~>

Fri 1/8/2021 2:21 PM

To: Shelley White <swhite@washingtonct.org>

Cc: Pels Matthews <~~XXXXXXXXXXXXXXXXXXXX~~>

To The Zoning Commission,

As private citizens of Washington and as business owners in the Depot we are adamantly opposed to the proposed changes to the zoning regulations being considered.

Please listen to your community and not the complaints of a very few individuals. The community is overwhelmingly opposed to these changes.

Fondly,

Stacey and Pels Matthews

The Matthews Group

www.matthewsgroupe.com

Office: 860-868-0511

Home: 860-868-9066

Cell: 203-671-9067

RE: Proposed Revisions to Zoning Regulation Section 12.8

Ted Bent 

Fri 1/8/2021 6:18 PM

To: Shelley White <swhite@washingtonct.org>

Dear Commissioners Nick, Janet, Ray, David, and Debra:

I am writing to express my opposition to proposed revisions to Zoning Regulation Section 12.8.

I agree with the rationale expressed in Wayne Hileman's letter dated April 1, 2020, that to revise Section 12.8 runs contrary to the vision of the Washington Planning Commission and the best interests of our town.

I urge the Commission to reject these proposed revisions.

Regards,

Ted

Edward S. Bent **NOTE NEW EMAIL ADDRESS BELOW**
60 Hinkle Road
Washington, CT 06793
860-868-0577
Cell 860-601-8722



To: Shelley White and the Washington Zoning Commission
From: The Washington Business Association
Re: Proposed Revisions to the Washington Zoning Regulations concerning Temporary Events

The proposed revisions in zoning regulations for temporary events is a subject of concern for many members of the community, specifically our businesses and non-profits. The proposed changes are not fully understood and the impact will be substantial to the business community.

As stated in our previous letter from March 2019, the Washington Business Association had requested a conversation to explain the thinking behind the new regulations and address the concerns from the business community. This did not happen. Instead, the commission made amendments to the regulations without public input and is moving forward with changes that are not fully understood by the community, specifically business owners. The new regulations, as proposed, would be detrimental to the growth of our most supportive asset, arts and culture. The arts and culture organizations are major commercial employers in the town, behind food service and retail.

We have seen a direct financial impact on businesses from various events, including Shakespeare in the Park, 5 Senses Festival, WAA Sculpture Walk, Gilmore Girls Festival and more. This revision will undermine the economic impact that many events will have (and could have) on our businesses. And, it is in direct opposition of what is written in our Plan of Conservation and Development.

We are faced with many challenges within our community. We need to have shared thinking on the future philosophies of the town and what will help sustain our community. We urge you to reconsider the proposed revisions.

Signed,

Lisa Stein (*President*) and Fran Keilty (*Vice President*)
On behalf of the Washington Business Association



The
Frederick
Gunn
School

99 Green Hill Road
Washington, CT 06793

860-868-7334
GoGunn.org

Peter Becker
13 Kirby Road
Washington, CT

January 8, 2021

To the Washington Zoning Commission:

On behalf of The Frederick Gunn School, I am writing to express our concern about proposed changes to the Washington Zoning Regulations, Section 12.8 – Temporary Uses, that have the potential to limit activities that support the vibrant arts and cultural organizations that have long called Washington home. It is our understanding that these changes would negatively affect the Washington Club Hall, Washington Club Golf Course, Steep Rock, and the Gunn Memorial Library & Museum, which are all valued resources for our students and faculty. Like our school, the library and museum are named for Frederick & Abigail Gunn and dedicated to carrying out their enduring legacy, in part by hosting events that contribute to the richness and well-being of our community—gatherings of local residents that Frederick Gunn himself openly and actively advocated for.

Ehrick Rossiter, who was an 1870 graduate of our school and went on to establish Steep Rock, one of our town's most cherished resources, and design many of the beautiful homes surrounding the Washington Green as well as Gunn Memorial Library, wrote about Mr. and Mrs. Gunn's commitment to the arts and town events. In "The Master of The Gunnery, A Memorial of Frederick William Gunn," Rossiter described the Friday evening receptions they hosted at the school, the establishment of the town's library by Mr. Gunn, and a Dramatic Association, which performed its first play in 1870 in the newly completed Farmers' Hall (designed by Rossiter and now the Emerson Fitness Center on our campus). Performances generated funds that were utilized for town improvements, and led to the establishment of Washington's amateur theater group, the Dramalites.

"But the greater benefit which Washington derived from the 'Dramalites' was in the improved social relations of its people, who were brought together at the Green from miles around for an evening of rational enjoyment such as would otherwise be unknown to them," Rossiter

said, noting, "Next to the Gunnery receptions, the Dramatic Association has contributed more than anything else in Washington to dissipate that narrow, out-of-the-world feeling, which is characteristic of small rural communities."

It can be argued that many of the arts and cultural events hosted in our town today, from weddings and events at Averill and Waldingfield farms to the Library Luminaries, enrich the experience of living here and "dissipate that narrow, out-of-the-world feeling." We are fortunate to have access to so many nonprofit organizations, from the library and museum to Pilobolus, ASAP, the Washington Art Association and more. And with the opening on our campus of the Thomas S. Perakos Arts and Community Center, which includes an art gallery, theater, and community spaces, our intention is to foster continued partnership with the town and arts organizations, and encourage a flourishing of arts and culture in the spirit of Mr. and Mrs. Gunn.

"Mr. Gunn believed that the greatest need of a rural community was a freer commingling of its members, a relaxation of the grim, half-isolated existence that had characterized Puritan New England. He wished that the young people especially should be provided with innocent amusements. In the eyes of the older generation, card-playing and dancing were born of the devil; but he saw that such diversions were harmless in themselves and could easily be made useful factors of social life. For this reason he not only tolerated but in a temperate way encouraged them," Rossiter said.

If we have learned anything from this pandemic, it is the value of coming together, in person, as a community, and embracing shared experiences like those centered around the arts. We look forward to a time when we can do so again soon, and oppose these revisions to the regulations, which would diminish the ability of local organizations to contribute to the vibrancy of our town.

Respectfully,

A handwritten signature in cursive script that reads "Peter". The signature is written in black ink and is positioned below the word "Respectfully,".

Peter Becker

Head of School

proposed zoning change

John Beyer 

Sat 1/9/2021 4:19 PM

To: Shelley White <swhite@washingtonct.org>

I write to tell you that I am firmly opposed to the zoning changes you are contemplating.

John Treacy Beyer
132 Old Litchfield Road
Washington DEpot, CT. 06794
860 868 0838

Oppose Zoning Reg 12.8

Pam Bowman <[REDACTED]>

Sat 1/9/2021 6:19 PM

To: Shelley White <swhite@washingtonct.org>

Dear Commissioners Nick, Janet, Ray, David, and Debra:

I am writing to express my opposition to proposed revisions to Zoning Regulation Section 12.8.

I agree with the rationale expressed in Wayne Hileman's letter dated April 1, 2020, that to revise Section 12.8 runs contrary to the vision of the Washington Planning Commission and the best interests of our town.

I urge the Commission to reject these proposed revisions.

Regards,

Pam Bowman
Washington resident

Please excuse typos. Sent from my iPhone.

OPPOSED to zoning changesRebecca Ducey 

Sat 1/9/2021 3:10 PM

To: Shelley White <swhite@washingtonct.org>

To Whom it May Concern,

Good afternoon. I was born and raised in Washington, CT. I am currently a real estate agent in the town and help sellers and buyers in Litchfield County, Dutchess County NY and surrounding areas.

It has recently been brought to my attention that there are proposed zoning regulation changes that will directly and negatively impact various facets of our town and seem to be primarily and unfairly targeting one event in particular, The Five Senses Festival.

I have attended many of the town's events over the years and find that they enrich this community greatly and provide opportunities to bring people together. More often than not, they work in tandem with charities and programs that directly benefit this town and the residents.

As a real estate agent, I play a prominent role in the introduction of this town and the area to new homebuyers and future residents/taxpayers. I always get asked "well, what is there to do around here?" This town and its residents/local businesses have invested a lot of time and money promoting life here and frankly we are just hitting our stride! We have never been more interesting and exciting. Look around the Depot on any given Saturday and it is more than evident that we are doing it right.

The changes to the zoning regulations have far reaching implications for many of the long-standing venues and local institutions but rather than list them all, I'd like to focus on my own experiences with the events that take place at Spring Hill Vineyard location on Bee Brook Rd.

The summer of 2018 was epic. I have never been so proud to live here and promote the town of Washington. It was marketing gold. Every client, every friend and acquaintance I had, heard me rave about the Five Senses Festival. We had Pilobolus, a town treasure, willing to offer a community-based round of programs and activities for ALL. Over that summer I attended concerts, dinners, educational programs and even just dropped in to sit at one of the picnic tables, eat and play backgammon in the sunshine and chat with people. It was an unbelievably fun and interesting place to be able to go to. Something many in this town have been craving for years! That magic and at times elusive "something to do". Why take that away or make it impossible??? It's punitive to the community as a whole.

Overly restrictive or vindictive zoning policies are not what this town needs. It will move us backwards.

Washington is a gem and we are all lucky to live here. It would be sad to send the message that we are unwelcoming to innovative ways to engage with each other and enjoy what this town has to offer its current and future residents.

Respectfully,
Rebecca Ducey

Rebecca Ducey, Agent/Realtor
LICENSED in CT & NY
The Matthews Group at William Raveis
4 Green Hill Rd, Washington Depot, CT 06794

Letter to Zoning Commissioners

Scott Bowman [REDACTED]

Sat 1/9/2021 12:50 PM

To: Shelley White <swhite@washingtonct.org>

Dear Zoning Commissioners,

I am writing to express concern over the proposed changes to Section 12.8- Temporary Uses.

We have enjoyed being a part of the Washington community since we purchased our home in 2004. From the start, we have appreciated the richness of community life; largely led by privately funded groups and initiatives including ASAP, Judy Black park and the 5 Senses Festival among others. In addition to supporting and enjoying the above, we have also supported many other groups in town including Washington Scholarship fund, Ambulance Fund, Gunn Memorial Library, HVA, Greenwood's Counseling Services, Steep Rock, the Arts Center and more.

We believe that the addition of the Judy Black park and the 5 Senses festival in recent years has added tremendously to this cultural richness of Washington; and that any step to legislate restrictions to limit the breadth of programs available in Washington is a mistake.

I believe Washington is a town unlike others because we are able to keep our small town community feel while offering programs that most towns our size can only dream of. Please do not put a roadblock in the way of cultural programs being offered in the future. If there are issues, let's find a way to resolve through dialogue and not legislation.

We have attended a prior town hearing, which by the way those in attendance were overwhelming in their support of not enacting these new restrictions, and to be honest have come away feeling that the zoning commissioners were acting on a path not in line with the community's clear expression of support to not proceed with enacting these new restrictions. Further, and I am not comfortable saying this, but feel I must, multiple commissioners had a personal interest in how the proposed restrictions were being worded to affect others but not themselves; Mr Averill, of Averill Farms was a sitting commissioner actively participating, and Mr Solley continues to be an active commissioner; they were involved in excluding their farms in the drafting language but to not include other like properties in the proposed zoning change- what appears to be clear dealing for self interest. Again, I am sorry to say this but feel it must be said.

In closing, please do not proceed with enacting the proposed changes to Section 12.8.

Thank you for your time and for your service to our community.

Respectfully,

Scott Bowman

[REDACTED]

Sent from my iPhone

AGAINST proposed Zoning changes on Temporary Uses

Tim <xxxxxxxxxxxxxx>

Sat 1/9/2021 7:52 PM

To: Shelley White <swhite@washingtonct.org>

The existing Zoning rules on temporary uses for Special events are OK with me.

I am AGAINST the proposed changes.

The proposed changes are unnecessary. They will subjugate many town organizations to additional expenses and limits to their operations , solely because these organizations are not churches, schools, or the town itself.

Tim Daly
59 Green Hill Road
Washington, CT 06793

Sent from Mail for Windows 10



THE INSTITUTE FOR
AMERICAN INDIAN STUDIES
museum & research center

38 Curtis Road, Washington, CT 06793 (860) 868-0518 www.laismuseum.orgTM

Nick Solley, Chairman
Zoning Commission
Town of Washington
Bryan Memorial Hall
Washington, CT 06794

January 9, 2021

Attn: Shelley White, Land Use Administrator

Dear Mr. Solley:

I am writing to continue our opposition to the proposed revisions to the Washington Zoning Regulations regarding Section 12.8 – Temporary Uses. Following the 2019 hearing I did read the town's most recent Plan of Development (2014) and this amendment is inconsistent with that current town plan.

This slightly changed 2021 version of 12.8 from the original in 2019 appears more restrictive and certainly limits activities outside identified commercial zones. Limiting our Washington cultural and arts organizations, at the same time when Five Senses and Shakespeare in the Hills have added to our town events is wrong. These and other events have been so appreciated by our residents as well as visitors. These tourists are important to this Museum and Research Center's mission that educates our guests about the 12,000 year traditions, vitality and knowledge of Native American Cultures.

This summer the Five Senses included Native stories and individual as well as Shepaug students as well as other area performers in event, a unique opportunity during a difficult year. While I understand our Museum's current events predate zoning requirements for a special permit, the new language may restrict new events. As we work to overcome the shutdowns and limited attendance requirements due to covid restrictions, we will need to develop new events, particularly for outside activities and our neighbors may feel that your new special permit limits should apply here as well.

As the Executive Director of this Museum, a past resident of Washington and former Chair of the Planning Commission it is important for the Town of Washington to support Economic Development as well as the businesses and cultural institutions that are an important segment of this community.

We trust the Zoning Commission will choose to recognize the many objections and continue to support the existing language in your regulations.

Sincerely,

Christopher Combs
Executive Director

January 9, 2021

Waldingfield Farm, Inc.
24 East Street, Washington CT, 06793

To: Washington Town Zoning Commission

From: Patrick Horan, Waldingfield Farm

Dear Commissioners,

It has recently been brought to my attention that changes are being considered to the Town of Washington's zoning regulations. To respond in a timely fashion I will direct my concerns as a representative of Waldingfield Farm, and to how it potentially effects my family's business.

My family have resided on East Street in Washington for over a century, first as a summer residence for my great-grandparents (Mr. & Mrs. C.B Smith), then my grand-parents (Mr. & Mrs. C.S Smith), and more recently a full time home for my parents (John & Damaris Horan). Washington is also home for my twin brother, Quincy, and recently my wife, son, and I made Washington our permanent home.

In 1990, my older brother, Daniel, together with Quincy and myself, revived the farm (it was a dairy farm from the mid 18th century until the Great Depression). With sweat and toil we turned it into a thriving certified organic farm, creating many jobs over the years for local high school and college kids, and it has become one of the premier organic farms in the state. Today it has a two hundred plus member CSA program, a farm stand, and presence in five farmers markets including the one at The Judy Black Park in the center of town. Waldingfield Farm, and other farms like ours, were instrumental in the revival of the local food movement here in Litchfield County, one that has benefited myriad restaurants and local super markets, as well.

During the past thirty years there have been many changes to our community which some view as good, and some see as not so good, depending on what side of the fence you stand. But as much as some things change, there are some basic core values that have stayed true. Washington enjoys a sense of community like few other towns I know of, with citizens who deeply care about the well-being of their friends and neighbors, and its residents support of their local small businesses, local non-profits, as well as the arts. It is what makes it the special place it is. Waldingfield Farm is not only a recipient of Washingtonians' largess, but it is now considered by many to be an invaluable institution to the community, one with deep roots and a particular history in our town.

Farming, as many of you may know, is a difficult but extremely rewarding vocation. My brothers and I have spent 30+ years building something from the ground up. When we started the remaining dairy farms were disappearing on a yearly basis. There are none today. Truth be told, there are very few actual working farms in the area, sadly. That is just a fact. When we started we knew selling organic, chemical free, vegetables would be a better, more sustainable, business than dairy farming but after

twenty years we also knew we needed to expand. The burgeoning local food movement brought new revenue opportunities and soon “farm dinners” and “farm weddings” (promoted heavily by the CT Department of Agriculture as forms of “agro-tourism”) became extremely popular in the region.

As such we pivoted and capitalized on the growing social awareness around local food production, and the belief that keeping farms in one’s local community was absolutely vital for the town’s long term economic growth. We began hosting farm to table dinners in 2010, weddings in 2015, corporate retreats/team building events in 2016, events for non-profits like W.A.A and A.S.A.P in 2018, and have been providing educational farm tours for school children since the early 2000’s (from as far away as NYC). All have become significant revenue sources for our business. By hosting three to five events each year, all one day and always done between 10am and 10pm, we have been able to add to our brand significantly, as well as provide our community with another source of pride. We see absolutely nothing wrong with providing a venue for others to have a special, deeply meaningful, day at our farm and enjoy its scenic beauty, and bring more attention to our wonderful town. No one has ever complained about the events we have held (that we know of) and it seems shortsighted to limit what can and cannot happen on our farm.

As a long time business with very deep roots in the Town of Washington, Waldingfield Farm hopes there will not be changes made to the zoning regulations that might negatively impact our business. Please leave room in the regulations for consideration on a case by case basis, rather than enacting a blanket set of rules without room for exceptions. Waldingfield Farm is a historic property here in town, and has been in the Smith family for generations. Our mother, Damaris Smith Horan, is particularly proud of what her sons have achieved here at the farm and that we are committed to being here for generations to come. Changing the rules without considering the ramifications of your actions would be deeply prejudicial to our continued success as a business.

Thank you,

Patrick Horan

Quincy Horan, John & Damaris Horan

the initiative to create this job, and I believe she can build on the already visible success we've had the past few years in reenergizing the Depot from a local business and commercial leasing perspective.

Finally, the non-for-profit organizations that exist here, many/all of which are critical to this vibrancy, rely heavily on fundraising events, especially during the summer months, to remain financially viable. I'm speaking not just of Steep Rock, but also Gunn Library, Pilobolus/Five Senses, Judy Black Garden, the Washington Art Association, private schools and so on.

It's with all these factors in mind that I strongly encourage you NOT to pass overly restrictive zoning regulations that would risk stifling, or at least compromising, all of these great initiatives. I'd ask you to consider- to what end is it worth passing these revised rules. If it aint broke don't attempt to fix it! We have great momentum as a town currently. Home sales are accelerating meaningfully, and with that many new families are coming into our community. Why? For all the reasons I've stated above. Let's keep a good thing going, while at the same time being highly respectful of and sensitive to the zoning issues that keep Washington from becoming overrun. I'm confident there is a win-win balance here.

Respectfully,

Alan Mnuchin

Alan G. Mnuchin
Managing Principal
MMT Advisors
10 Titus Rd
Washington Depot, CT 06794

Email: [REDACTED]
Office: [REDACTED]

Section 12.8: Opposed to Proposed Changes

Matthew Muszala 

Sun 1/10/2021 8:46 PM

To: Shelley White <swhite@washingtonct.org>

Cc: Carolyn <carolynbensley@hotmail.com>

 1 attachments (122 KB)

11-04-2020_referral_sent_to_cogs_tc_pc10-26-2020_mtg_revisions_-_zc_agreed.pdf;

Dear Washington Zoning Commissioners--

As residents of Washington CT, we (Carolyn Bensley and W. Matthew Muszala; 32 School St.) are opposed to the proposed language to revise Section 12.8 - Temporary Uses of the Washington Zoning Regulations (see attached). We believe the proposed changes do not support nor enhance the spirit of our community.

Sincerely--

Carolyn & Matt Muszala

Proposed Zoning Regulations

Marc Blair 

Sun 1/10/2021 11:02 AM

To: Shelley White <swhite@washingtonct.org>

Shelly,

First of all, I am a full-time resident of Washington and have been a property-owner for 15 years. I have a family of five and my wife and I know many of your fellow commissioners, town leaders and we have held leadership roles in a number of town organizations.

Secondly, thank you for your service to our town. I truly appreciate the contributions you, your fellow commissioners and other government participants perform on our behalf. I am grateful that we live in an area where we can have polite, open discourse about the matters that impact our community at large, including the Tuesday special meeting.

I am writing because I am OPPOSED to the Proposed Zoning Regulations.

In principle, it is my view that the Zoning Commission should stay out of disputes between a few parties except where the interests of the town as a whole is at stake. It is far from clear to me that this is the case with the event that has prompted such a far-reaching revision to regulations. (Rather, I understand there is broad support for the event). While I can appreciate that a member(s) of our community seek to prohibit an event from happening and I believe that there are other means at their disposal to resolve their dispute.

In cases where zoning must be involved, any revisions to the regulations should be undertaken only with minimal impact to others' rights and only with minimal impact on our community. And in fact, this attempt to legislate against the single event has a myriad of unintended consequences that will result

As proposed, the regulations will limit vital activities in our area that make our precious community special. Further, these proposed regulations may very well adversely impact our town's ability to respond and react to the long-term demographic and economic changes.

The objections that I know have been raised by area organizations like Averill Farms, Gunn Historical Society, Gunn Library, Springhill Vineyard, Steep Rock, Waldingfield Farms and the Washington Club demonstrate the problems with your latest proposal. I ask you to heed these concerns and pursue a dramatically different approach.

Thank you for your consideration of my perspective.

--

Regards,

Marc

events zoning meeting - Litchfield magazine - new preston - business owner

Mary Beth Lawlor 

Sun 1/10/2021 12:45 PM

To: Shelley White <swhite@washingtonct.org>

Dear Shelley and board members,

I am concerned with the recent proposal to limit events in the town of Washington. I have personally organized the fundraisers for many of our local nonprofits. Without the proceeds from them, they would not be able to survive. The events are high quality and culturally rich. They certainly strengthen our community in a multitude of ways. I am strongly opposed to limiting them in the way that is currently proposed. Thank you for your consideration.

Mary Beth Lawlor

Owner of Happening in the Hills LLC, based in New Preston.

Mary Beth Lawlor

*Please excuse typos - I tend to dictate responses from my phone and Siri likes to be funny sometimes.



Comment on Temporary Use Zoning Permits

Nina Teicholz <[REDACTED]>

Sun 1/10/2021 4:13 PM

To: Shelley White <swhite@washingtonct.org>

To the Commissioners,

I believe this new proposal is likely too restrictive. Many private locations outside of the business districts are used to host events to raise funds for our local arts and cultural institutions. Is it possible that, say, the Gunn Museum or Averill Farm could not have more than 1 permit per year? I think it's important not to be too restrictive so that local institutions and large private homes can conduct fundraisers for our local groups. These groups have been hurt by the Coronavirus, so it would be particularly punitive to deprive them of the means to fundraise in order to survive into the future.

I hope you will give these points your consideration.

Thank you!

Nina Teicholz
110 Blackville Road
Washington
Resident, 10 years.

Byrde + the b
HAIR BEAUTY ART

Dear Zoning Commission,

The current zoning proposals are clearly targeting a select few events in town. It is very obvious what they are. These events clearly bring new shoppers, diners, and service seekers who would not have even know we had such wonderful businesses in the town of Washington without these events. The revenue the events create in town increase tax money for the town and bring recognition to our community. As a business owner I can affirm that there is an increase in business during these events. I believe the average spend in town per attendee is \$15.00. This adds up fast at the Market, Marty's, J. McLaughlin and the other businesses in town.

Never mind the events we all know an incredibly small number of towns people want to have eliminated would spread to all events and have a negative consequence on non profit fundraisers that many of the local schools, arts and other cultural entities rely on to stay in operation.

One of the very reasons I chose to be in Washington is because of the sense of community. The residents and business owners a like are very supportive of all things our town has to offer and each other. Without these events that are always orderly and drive new folks to our business the town will fall.

It seems the people who have started this nonsense love the quiet and it is understandable but with out these events the town they love will become a town with no shops, services or tax revenue to keep it a float. The things loved will be lost and New Milford will be the port of all thing necessary to survive as a resident of Washington. I believe it a small sacrifice to have a little muffled noise and a 2 minute traffic jam until 11pm 10 of 365 nights a year to be minor inconvenience to have a town like we are fortunate enough to have.

Maybe we can start a collection and send the minorly inconvenienced to the Mayflower for several nights or a supply of ear muffs to soften the suffering.

The effect of these anti business of regulations would be disastrous for the community, its business owners, non profits and residents. It is essential to leave the zoning as is.

Scott Bond
Byrde + the b
10 Titus Road
Washington Depot, CT 06794

~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~

PROPOSED REVISIONS TO 12.8

January 10, 2021

Dear Commissioners,

I am a resident of 16 Steeples Rd. in Washington Depot, CT and am writing to express my disapproval of the Revisions to Reg.12.8 of the Town's Zoning Resolution presently under consideration. This regulation will negatively impact the very artistic and cultural experiences that distinguish our Town and have served to attract new residents for decades. The regulation prohibits, restricts, regulates and deters performance art, weddings, house tours, picnics, cocktail parties and dinners that so many residents, clubs, charitable organizations and farms conduct. The proposed regulations require all events to start after 8AM and end at 10PM. Having attended numerous fundraising events in Washington for over 21 years, my husband Tyler, and I (for 15 years) have found such time limits impractical. During these years, we have also supported the Gunn Memorial Library by hosting four Library Luminaries dinners at our own homes. Including guests and staff, we have comfortably hosted 25 to 40 people without any issues. Typically, our dinners end well after 10PM.

We believe that this Revision is an overreaction to a specific event and will create barriers to events that have occurred without difficulty for years. It threatens to interfere with events that have long been a part of our Town's culture and should not be approved.

Respectfully,



Jean M. Solomon
16 Steeples Rd.
Washington Depot
CT 06794

PRIVET HOUSE

January 10, 2021

TO: Members of the Washington Zoning Commission
(sent via email to

FROM: PRIVET HOUSE, 13 East Shore Road, New Preston, CT 06777

RE: Proposed Revisions to Zoning Regulations, Section 12.8

To All Concerned:

We are writing today to express our dismay about the proposed changes to the Washington Zoning Regulations, Section 12.8. This proposal brings to mind a familiar idiomatic expression, "Don't throw the baby out with the bathwater."

It is hard to believe that the leaders of the Zoning Commission would take the drastic measure of eliminating (or in this case extremely limiting) something good, that is for the greater good of the community, in order to placate a few that claim they are occasionally inconvenienced.

If we have learned anything from this last year of social distancing, it is the value of socializing in person and what that does for all of us emotionally, both individually and as a community.

Of further concern, is that the events that will primarily be affected by these zoning limitations are fundraising events for organizations that add to the cultural vitality of our community – organizations that need the support of the community to survive, and that in turn, the community needs to thrive.

We oppose these revisions to the regulations and urge the Zoning Commission leaders to focus on the big picture, listen to the people of Washington and do what is best for the community as a whole.

Thank you.

Suzanne Cassano and Richard Lambertson
Co-Founders and Owners / Privet House

To: Nicholas Solley
Janet Hill
Ray Reich
David Werkhoven
Debra Radosevich

January 10, 2021

c/o Shelley White

Re: PROPOSED REVISIONS TO 12.8

From: Kathryn McCarver Root
Owner: KMR Arts
2 Titus Road
Washington Depot, Ct. 06794

Dear Washington, Ct. Zoning Board,

I am a proud business owner and resident of Washington Depot. I live and work at 2 Titus Road, and have had my art gallery, KMR Arts, for almost 14 years. I love this place and am so grateful to have raised my children here. I am deeply troubled by the recent developments in the Zoning Board's decision to revise 12.8. Washington, Ct. has a long and wonderful history of promoting and supporting arts, small businesses, agricultural and non-profit entities, and our lives are all the more enriched by their presence. The consequences of this revision will undeniably damage the efforts of numerous organizations and businesses, who contribute enormously to the vibrancy and appeal of this special town. Going as far back as Frederick Gunn, Ehrick Rossiter and families such as the Averills and Horans, whose roots here go back over a hundred years, Washington's appeal as a scenic place to visit, work and live, continues to be one of its greatest strengths. This is an egregious betrayal of each citizen who lives and works here. The fact is that we should be supporting and promoting more compelling reasons for people to visit, shop, live, and attend events here, not less!!!

It is completely unfair to revise 12.8 due to one person's objection to a single event. My understanding is that the Zoning Board met with one neighbor privately who was leading the effort to selectively shut down Spring Hill Vineyard's 5 Senses Festival and support for the local Arts Community and Pilobolus. This is an egregious betrayal of each citizen who lives and works here. Pilobolus and the owners of the Five Senses Festival venue, Spring Hill Vineyards, have been open to working within the parameters of zoning. And they have generously opened their venue to high school performances and events like Pride in the Hills. It is also notable (and seems pointed directly at the Five Senses Festival) that one of the changes is to shift the grandfathered clause from 5 to 3 years.

We need young families to move here, we need our businesses to thrive, we need our non-profits to contribute to our quality of life. The notion that farm weddings and festivals, sunrise yoga gatherings, world class dance performances, art shows, and dramatic presentations could

Zoning 12.8 opposition

Rachel Jacobelli [REDACTED]

Sun 1/10/2021 11:04 PM

To: Shelley White <swhite@washingtonct.org>

January 10, 2021

Dear Zoning Commissioners Nicholas Solley, Janet Hill, Ray Reich, David Werkhoven and Debra Radosevich,

Please please please keep the zoning rules favorable for having groups like Pilobolus bring magic to Washington. We moved to Washington because we have a highly special needs son, and 2 neurotypical kids too. One of my son's favorite memories of his life was when he was 5 and going to the 5 senses festival. It was one of the few times that we have gone to a public event and felt like he belonged, which isn't easy for him. They offer a large outdoor space where creativity is cherished and that is where he shines. He can't attend public events that are geared for neurotypical kids, but groups like Pilobolus think differently and provide lots of open space to enjoy.

Why would you limit permits on such wonderful events and events that are needed to raise money so that other programming can be offered? They bring such joy to our community. They are family friendly, senior friendly, everyone friendly events. They are so inclusive and really are so special. They make Washington so very unique.

I know these restrictions will also effect several other nonprofits - specifically the library and steep rock. I am on the board of steep rock and we adore the library. These organizations need to have the flexibility to have events to serve the community and also to fund raise.

We super oppose the changes to section 12.8. Can you please remove the limits?

Rachel Jacobellis
43 Barnes Rd
Washington, CT

Opposed to proposed changes on Section 12.8

Brian Lancaster [REDACTED]

Mon 1/11/2021 11:04 AM

To: Shelley White <swhite@washingtonct.org>

Cc: [REDACTED]
[REDACTED]

Dear Mr. Solley, Ms. Hill, Mr. Reich, Mr. Werkhoven and Ms. Radosevich:

As a resident of Washington living at 18 Sabbaday Lane and homeowner I, Brian Lancaster and my husband Steven Fuchs are **categorically OPPOSED to the proposed changes on Section 12.8. Washington must continue to allow cultural and philanthropic events to take place around town. Indeed it is lucky to have these events and the town should be instead encouraging them through whatever support it has available, e.g. allowing Pilobolus to use the Bryan Hall assembly hall to practice for free, or as it has in the past let the Gunn Library continue to use the assembly hall to fund raise.** One of the things that we love about Washington besides our neighbors, its beauty and the community spirit is it's long time tradition of cultural and philanthropic events that occur from time to time throughout the town. We love attending the Pilobolus Five Senses festival, Gunn Memorial Library and Museum events (the Halloween walk, talks and lectures), the sculptures walk put on by the Washington Art Association (would they would do another during COVID since it's outdoors), Concerts at the Washington Congregational church, ASAP fundraiser on the Washington Green, Shakespeare performances on the primary school athletic fields. The list goes on and on. We ourselves have hosted fundraisers at our home for the Gunn Library and History museum and have attended a number of fundraiser events for many of these organizations at people's homes, Averill Farms etc. Indeed Washington abounds in beautiful physical examples of the community spirit and philanthropy these events generate witness the beautiful cable bridge in Steep Rock near Bee Brook road, the Rossiter designed Gunn Memorial Library, the Pilobolus dance campus off of 47 and the Bryan Town Hall itself the seat of town government where this discussion is taking place.

It is honestly hard to imagine who in town would be opposed to such wonderful community events. If they on occasion generate a little noise this is a small price to pay. We hear sometimes the celebrations at the Frederick Gunn School so what? Washington is not a nursing home. It is special wonderful place that has these events, institutions (the Gunn Library and history museum, two dance companies etc. etc) that other towns of this size could only dream of. They bring the townspeople together, improve the quality of life in the town and are part of it's history and traditions.

Vote NO on the proposed changes on section 12.8.

Yours sincerely,

Brian Lancaster and Steven Fuchs, Anna Fuchs and William
18 Sabbaday Lane
Washington, CT
860-898-0436

Proposed Revisions to Regulation 12.8

CHRISTINE M ARMSTRONG 

Mon 1/11/2021 10:54 AM

To: Shelley White <swhite@washingtonct.org>

To the Washington Zoning Commission:

I am writing to urge you not to make the revisions to Regulation 12.8 which are currently under consideration. I want to begin by saying how deeply I appreciate what you do. Besides the ways in which we benefit generally as residents of Washington, my husband and I have had very positive experiences with the Commission as property owners on Lake Waramaug. We also benefit from the scenic designation of Gunn Hill Road, where we live, and the recent historic designation of the section of New Preston Hill Road which includes the Stone Church, where I am a trustee (of the First Ecclesiastical Society, which maintains the church). Having lived through these processes, we know how much you do to protect the unspoiled quality of the town, while allowing for growth and property owners' wishes. Thank you.

Among the many reasons we appreciate your work so much is that, though at 23 years in the area, we are relative newcomers, we intend for this to be home for the rest of our lives. We dream of this being the family base for our children and grandchildren and beyond. The beauty of Washington attracted us to the area, but it is the community of people we have fallen in love with. We've never known so many of our neighbors as we know now, and we've never been so engaged in community life. We've never been part of a community which works so hard - together - to support conservation and preservation efforts, education, the arts, and quality of life. This has been fostered in large part by the many community organizations which host fundraising and community building events in public spaces, but also at private homes and venues which would be prohibited under the new revisions. I honestly don't know how some of these vital groups will meet their budgets without these events. And I wonder what would happen as the events which meet the 5-year requirement to be grandfathered under the proposed revisions cease to exist - which almost always happens with time. Are there to be no new events? It makes me very sad to think of life in a town where people rarely gather, but stay in their homes, where they can't see - or hear - each other.

I will add that there are many critically important ripple effects of the community building and fundraising events above. Beyond the money raised, they employ local residents, bring money to local businesses, give vitality to the community which makes it more appealing to home shoppers, especially young families, which are crucial to the life of any town. In addition, it is the sense and love of community which helps fundraising even for organizations which don't host events - the volunteer fire and ambulance departments, scholarship fund, community fund, etc.

Please do not enact the proposed revisions to Regulation 12.8. We will all lose so much.

Thank you for your consideration of this letter.

Sincerely,

Chrissy Armstrong
9 Gunn Hill Road

NO Vote on Section 12.8

Kate Karet <~~XXXXXXXXXXXXXXXXXXXX~~>

Mon 1/11/2021 12:21 PM

To: Shelley White <swhite@washingtonct.org>

Cc: Jeff Levick <~~XXXXXXXXXXXXXXXXXXXX~~>

Dear Mr. Solley, Ms. Hill, Mr. Reich, Mr. Werkhoven and Ms. Radosevich:

As a resident of Washington living at 54 Sunny Ridge Road and homeowner I, Kate Karet and my husband Jeff Levick **are categorically OPPOSED to the proposed changes on Section 12.8. Washington must continue to allow cultural and philanthropic events to take place around town. Indeed we as a community are lucky to have these events, and the town should be instead encouraging them through whatever support it has available, e.g. allowing Pilobulus to use the Bryan Hall assembly hall to practice for free, or as it has in the past let the Gunn Library continue to use the assembly hall to fund raise.** One of the things that we love about Washington is it's long time tradition of cultural and philanthropic events that occur throughout the town. We love attending the Pilobolus Five Senses Festival, Gunn Memorial Library and Museum events (the Halloween walk, talks and lectures), the sculptures walk put on by the Washington Art Association, Concerts at the Washington Congregational Church, ASAP fundraiser on the Washington Green, Shakespeare performances on the primary school athletic fields. The list goes on and on. We ourselves have hosted fundraisers at our home for the Gunn Library and History Museum and have attended a number of fundraiser events for many of these organizations at people's homes, Averill Farms etc. Indeed Washington abounds in beautiful physical examples of the community spirit and philanthropy these events generate - witness the beautiful cable bridge in Steep Rock near Bee Brook Road, the Rossiter designed Gunn Memorial Library, the Pilobolus Dance campus off of 47 and the Bryan Town Hall itself the seat of town government where this discussion is taking place.

It is honestly hard to imagine who in town would be opposed to such wonderful community events. If they on occasion generate a little noise this is a small price to pay. Washington is not a nursing home. It is a special, wonderful place that has these events, institutions (the Gunn Library and History Museum, two dance companies etc.) that other towns of this size could only dream of. They bring the townspeople together, improve the quality of life in the town and are part of its history and traditions.

Vote NO on the proposed changes on section 12.8.

Yours sincerely,

Kate Karet and Jeff Levick
 54 Sunny Ridge Road
 Washington, CT 06793

~~XXXXXXXXXXXXXXXXXXXX~~

PROPOSED REVISIONS TO 12.8

Lucy Callaway ~~<callaway@washingtonct.org>~~

Sun 1/10/2021 10:07 PM

To: Shelley White <swhite@washingtonct.org>

Hello Shelley, i was sorry to hear about these new proposed revisions and I do not support it. I will be notifying as many people as I can about the zoom call and letter. Thanks!

Lucy Callaway

Byrde + the b

10 titus rd, Washington Depot CT 06794

Sent from my iPhone

Proposed Revisions to 12.8 by Zoning Commission

Marsha Mason ~~XXXXXXXXXXXXXXXXXXXX~~

Mon 1/11/2021 12:07 AM

To: Shelley White <swhite@washingtonct.org>

I feel very fortunate to live in Washington and this is my only home. For the Zoning Commission to do what they purportedly are trying to do in the proposed revision 12.8 is unfair and should be dealt with to the satisfaction of the whole community. Washington, unfortunately, has a negative reputation regarding permitting among some contracting businesses. Granted, permits are necessary for a civil community to exist but for the Zoning Commission to over reach their authority seems egregious to me.

Sincerely,

Marsha Mason

~~XXXXXXXXXXXXXXXXXXXX~~

Washington, CT. 06793

Washington Vitality

Phil [REDACTED]

Mon 1/11/2021 12:32 PM

To: Shelley White <swhite@washingtonct.org>

Cc: [REDACTED]

I read proposed Zoning reg changes. They should not be adopted. Tone is retrograde and negative, and inconsistent with the town in which we chose to live. Our house sort of illustrates why we live in Washington. It started as a boxy little greek revival in 1847. Then sold to a NYC stock broker who expanded it. We bought it from a local family when I retired after working overseas for 34 years in a variety of countries. My wife had worked in museums and other cultural organizations in Peru, Thailand, Indonesia, et. al. She has found vitality in her involvement in Art Association, Gunn Museum, Garden Club, etc. We have a pretty good balance in our regs, and exceptional town government- a good, funtional combination.

Sent from Mail for Windows 10



Steep Rock Association, Inc.
P.O. Box 279 Washington Depot, Connecticut 06794
Phone: (860) 868-9131 .www.steeprocksoc.org

January 11, 2021

Nicholas Solley, Chair
Town of Washington Zoning Commission
2 Bryan Plaza
Washington, Connecticut 06794

Dear Commissioners,

On behalf of the Trustees, staff, and supporters of Steep Rock Association (SRA), we submit the following comments regarding the proposing changes to zoning regulations section 12.8.

At the Zoning Commission's meeting of February 24, 2020, extensive discussion focused on adding "Land Trusts" to Section 12.8.3C so as to include Steep Rock Association properties among those for which temporary single-day events would be excepted from the permit requirements. It appears from the minutes of the meeting that the Commission was generally in favor of that change and that all that remained was for the Commission to confer with Attorney Zizka regarding the proper way to word the revised Section.

In the proposed regulations before us, we now see that the change was not made and with no explanation. In their current form, the proposed revisions are not acceptable to Steep Rock Association and we strongly object to their adoption.

Steep Rock has been a good neighbor and a vital and responsible resource shared and enjoyed by the Washington community since 1925. Indeed, SRA and our preserves have been important partners and resources to the Washington community (and beyond) during Covid-19. During normal operating years, we host school events for The Frederick Gunn School, Little Britches Therapeutic Riding School, Washington Montessori, ASAP, and other educational institutions. Steep Rock provides public programs such as guided hikes, citizen science projects, and various volunteer initiatives. Our Judea Garden grows and distributes over 3,000 pounds of fresh vegetables annually to feed people in need in the Washington region. We maintain over 45 miles of hiking trails to support passive recreation opportunities for this community. And we celebrate our role in Washington with events such as the Stephen Reich Memorial Fourth of July Road Race, the annual Steep Rock Community Picnic, our annual Gala, which is held at one of our preserves, and many other activities. Our preserves are open to the public, our events are well attended by community members and surrounding areas, and Steep Rock contributes to the quality of life that makes this town an extraordinary place to live, work, and recreate.

As written, the onerous language proposed in this regulation significantly impairs and limits our ability to continue to host an assortment of public events, guided programs, and other activities that are essential to the mission and operation of Steep Rock. For example, the window of time for activities precludes our ability to start the annual road race series at 7am, so as to reduce impact on preserve visitors. As proposed, this regulation will significantly affect our ability to host programs and fundraising events that are critical to the fiscal survival of SRA, as our operating budget is almost entirely dependent upon donations from supporters. In addition, the regulation will eliminate opportunities for Steep Rock to partner with other community nonprofit organizations and schools to host programs and events at our preserves.

To our knowledge, Steep Rock has never had complaints about our road races, programs, galas, events, or public activities. We strive to be good neighbors with abutting landowners and respect the privacy of the residential areas near our preserves.

If Steep Rock Association is intended to draw comfort from Section 12.8.3B regarding annual events that have previously not been issued a zoning permit and have been held at the same location for a period of 5 years or more, that is false comfort. As noted by the Planning Commission, that clause is both arbitrary AND exclusionary and simply invites a legal challenge as pointed out in comments from the Northwest Hills Council of Governments. It is not at all clear what events this section pertains to, or whether Steep Rock Association would be included within its scope. However, it is clear that it would impinge on our ability to create new events for the community and would limit the number and location of such events; therefore, the regulations are unacceptably narrow and restrictive.

In summary, Steep Rock objects to the revisions as presented and urges the Commission to either include an exemption for accredited land trusts, along with other not for profit organizations in Section 12.8.3 C, or reject their adoption in this current format.

Steep Rock welcomes the opportunity to work with the Zoning Commission on appropriate language for the regulations. Thank you.

Respectfully submitted,



Brian E. Hagenbuch, Ph.D.
Executive Director



Thomas Rickart, President
Board of Trustees

Zoning Commission Re: 12.8 Public Hearing January 12, 2021

Dear Zoning Commissioners,

I am writing to express my opposition to the new language proposed for 12.8. I believe the new language is being proposed out of fear of what could happen and will ultimately inhibit events we desire. The current language has been in place for over 40 years and we have not been overrun with events that are a nuisance to the public. The one event that triggered this discussion is the very type of event we should be encouraging in order to promote our economic and cultural health.

Five Senses Festival is ideally located on a major state road, is on hundreds of acres and does not create parking or traffic issues. The Selectman's office has received many more noise complaints against private residents than the Festival ever has. Construction that goes on for years, continuous landscaping, and indiscriminate burn piles are more of a public nuisance. We all desire to preserve our rural character but that does not mean we should expect to never be aware we have a neighbor.

Below I have outlined some concerns and suggestions by section.

12.8.3-

- A. It is important that the commission clarify that all organizations that have been operating before this proposal may do so as they always have. We have quite a few organizations existing in the residential zone that do not fall under the exempted town, school or church property as outlined in 12.8.3, C. Organizations such as the Gunn Memorial Library & Museum, Steep Rock, The Washington Club and others need to know that their fundraising functions, dinners, lectures, concerts, dances etc. fall under "incidental and customary to the permitted principal use"
- B. Grandfathering events of 5 years or more is arbitrary and inhibits innovation and the creation of something new.

12.8.4- This limitation of 2 events per year could be prohibitive depending on the interpretation of section A above. It also highlights the limitations that could be faced by a new entity that receives a permit to operate in a residential zone.

12.8.5- Temporary special permits are so rarely applied for, there is very little danger of repeated public nuisance. It is an expensive endeavor to host multi-day events. I would suggest the permit be extended to 10 consecutive days allowing an event two weekends. If an organization goes to the trouble of renting tents, and other amenities required, allowing 2 weekends makes the event more viable. The Zoning Enforcement Officer still has the right to deny a permit if parking, traffic and all other safety concerns can not be met.

I propose removal of the 8:00am-10:00pm time restriction in 12.8.4 and 12.8.5 and focus instead on a noise ordinance that takes into account decibels and whether an event is indoor or outdoor.

I was hired by the Town as the Economic and Community Development Coordinator, as outlined in the Plan of Conservation and Development, because there is a need. For years, Washington has been experiencing a declining and aging population. Many of the goals outlined in the POCD were included to help stem and hopefully reverse these population trends. Doing so is essential to the vitality of our town as we know it. The Zoning Commission has chosen not to work on these goals in an attempt to preserve the status quo. However, this inaction is actually making our situation worse. By choosing to propose further restrictive language with 12.8, thereby inhibiting business, arts & culture, and non-profit development, this commission is sending the message that our town is not friendly or supportive of these endeavors.

Respectfully,

Michelle T. Gorra

Resident and
Town of Wasington
Economic and Community Development Coordinator

Proposed changes to zoning regulations

Elizabeth Kavetas <[REDACTED]@gmail.com>

Mon 1/11/2021 3:06 PM

To: Shelley White <swhite@washingtonct.org>

Cc: Lowell Paddock <lowpad@gmail.com>

Dear Washington Zoning Commission,

We are relatively new Washington residents, having bought our home on Tinker Hill Road in 2017.

When looking all over the Northwest Corner for a place to settle, we were attracted to Washington in no small part because of the wealth of cultural activities here. We have been continually impressed by the variety of different volunteer organizations in the town, which reflect a strong spirit of engagement and volunteerism. More importantly, these events are typically the philanthropic lifeblood of many of these organizations.

We certainly respect the wishes and concerns of our neighbors, but the proposed rule change seems excessive given that it's designed to address just what appears to be a single complaint. Therefore, we do not support the implementation of the 12.8.5 rule change. It seems there must be a compromise that satisfies most residents.

Best Regards,

Lowell Paddock & Elizabeth Kavetas
199 Tinker Hill Road
New Preston, CT 06777

Elizabeth Kavetas and Lowell Paddock
199 Tinker Hill Road
New Preston

mobile: +1-203-451-4670

OPPOSED to the changes on Section 12.8**KATHERINE FREYGANG** 

Fri 1/8/2021 6:33 PM

To: Shelley White <swhite@washingtonct.org>

Dear Honorable S. White,

It has come to my attention that your town is proposing limits on cultural and arts events. I have properties in S. Kent and Cornwall and chose this area because of the abundance and variety of artistic expression in all the Litchfield towns. Any limits to these possibilities would not only jeopardize the character but also the attractiveness and economic possibilities of the region. I firmly oppose this change, in fact we need actions that support and inspire more activities if we are to succeed economically and as an ebullient environment for our families.

Respectfully submitted,

Katherine Freygang
Cornwall and S. Kent CT

Sincerely,

Section 12.8 of the Washington Regulations

B K Stafford 

Sat 1/9/2021 10:54 AM

To: Shelley White <swhite@washingtonct.org>

To Nicholas Solley, Janet Hill, Ray Reich, David Werkhoven and Debra Radosevich,

As a resident of Warren, I do not live in the town of Washington. However, I regularly attend a number of cultural, fundraising and annual events in Washington. This list includes the annual Steep Rock picnic, Steep Rock fundraising events, events at the Gunn Library and Judy Black events space and the 5 Senses Festival -- and I attend all of them with great enjoyment. They are ALL events which inform, enrich and give pleasure.

I am therefore horrified that the town is proposing to regulate all of those activities nearly out of existence. This convoluted proposal, designed, as I understand it, largely to shut down the main cultural event in Washington, the 5 Senses Festival, is short sighted, reactionary and out of keeping with the otherwise open and welcoming Washington Ct. that I know. I urge you to defeat the proposed changes to Section 12.8 of the Washington Regulations.

Thank you for listening to me,
BK Stafford

Re: Zoning changes

francesca amfitheatrof [REDACTED]

Fri 1/8/2021 10:53 AM

To: Shelley White <swhite@washingtonct.org>

Our address:

[REDACTED]

Bridgewater
06752

On Jan 8, 2021, at 9:57 AM, Shelley White <swhite@washingtonct.org> wrote:

Could you please include your address/whether you are a resident of Washington?

Shelley White

Land Use Administrator
Town of Washington, CT
PH:860-868-0423
swhite@washingtonct.org

<Outlook-1509635044.jpg>

From: Amfitheatrof [REDACTED]
Sent: Thursday, January 7, 2021 6:46 PM
To: Shelley White <swhite@washingtonct.org>
Subject: Zoning changes

To whom it may concern,

It has come to our attention that zoning changes are happening in the town of Washington Connecticut without the support of the local residents and against the will of the majority. Not only is this a disregard it is also damaging to the cultural and economic well-being of the community.

All best

Francesca Amfitheatrof

I write today in strong opposition to the proposed changes to Section 12.8 of the Washington Regulations. I have served for over 16 years as a Trustee of Steep Rock Association and find it appalling that the Commission apparently has not taken into account the impact these changes would have on that organization. I will leave it to the response by SRA to detail all the negative ways in which it will be affected but wish to point out what a critical resource these preserves are to the Town of Washington. Often cited as one of the most appealing aspects of the Town, their existence has been incredibly valuable during the awful pandemic through which we have all been forced to live of late.

True, the preserves will continue to exist whether or not the Regulations are changed, but maintaining their natural beauty absolutely requires funds and awareness raising and the proposed restrictions would put severe obstacles in the way of those efforts, in turn hampering our ability to maintain the preserves.

Steep Rock needs to be excluded from these changes.

I also object to the intent of the Commission to curtail the celebration of the arts in Town. Support of the arts is another of the most appealing elements of town and needs to be supported, not restricted.

Respectfully submitted,
Peary Stafford

~~201~~ Romford Road,
Washington, CT 06794
January 7th, 2021

Dear Commissioners,

The proposed revisions to Section 12.8 appear to have taken on a life of their own and have become worse and more confusing over the last year. We are particularly concerned about the impacts to the Town's appeal as a cultural and recreational center and the effects this change of language would have on the Five Senses Festival's and Steep Rock's ability to provide community programming. The POCD should be balanced between Conservation and Development – the proposed changes er to far on the Conservation side.

There seems to have been much public opposition to the language changes both from local residents and from regional and local governmental bodies. The language which instead of reflecting the suggestions and observations of the dozens of public comments has become even more restrictive since the initial meeting and seems to be applying a sledgehammer approach to a tack nail problem.

As we stated at the first meeting in 2019, we believe that 5-year grandfathering is arbitrary and capricious and designed specifically to the detriment of the Five Senses Festival. In our experience, grandfathering is provided to allow all parties that have operated and relied on guidance to continue if and when that guidance has changed. If grandfathering is contemplated, it should apply to all parties equally.

We urge the Commission to provide language that is more conducive to a balance, and to fulfil its duty to the spirit of the Plan of Conservation and Development. If such concepts and language are not immediately apparent, then the Commission should continue the process by listening and adapting to the community's suggestions until there is a satisfactory compromise outcome for all parties.

Sincerely,

Michael & Jill Lloyd

Feedback on changes to Zoning Rules

Mike Jacobellis ~~mjacobellis~~@gmail.com>

Tue 1/12/2021 10:17 AM

To: Shelley White <swhite@washingtonct.org>

Dear Zoning Commissioners Nicholas Solley, Janet Hill, Ray Reich, David Werkhoven and Debra Radosevich,

Please keep the zoning rules favorable for having groups like Pilobolus do their thing. We came to Washington for inclusive and fun creative experiences like this and Pilobolus is key to making our town special.

We have brought many friends to their events over the years and two recently moved here partly due to how much they loved 5 senses and the atmosphere it creates.

People love this area partly due to the freedom and fun and the changes to section 12.8 would only hurt the area. please remove these limits.

Mike Jacobellis
43 Barnes Rd
Washington, CT
917-292-4525

WOODCO, LLC

Sean S. Woodward, Managing Member

Mail: P.O. Box 587

Washington Depot, CT 06794

Office: 68 Litchfield Turnpike

New Preston CT 06777

Ph 860-868-7244

Fax 860-868-6428

Cell 860-488-2088

Email: ~~woodco~~@sbcglobal.net

CT Home Imp. License # 0569996

CT New Home Bldr. Lic. # 0002765

January 11, 2021

Attn: Washington Zoning Commission

Re: Proposed change to Section 12.8

Mr. Solley, Mrs. Hill, Mr. Reich, Mr. Werkhoven and Mrs. Radosevich

I ask you all to reject this proposed change. I, like every single person in town I have spoken to am very opposed to this change. I have lived here and operated my business in Washington since 2000 and have enjoyed it immensely.

Having grown up in Bethlehem and seeing what main street has unfortunately become there I have an appreciation for thoughtful oversight that maintains a towns complexion. This proposed change is not one of those thoughtful changes. This is an unfortunate "lack" of thoughtfulness for the "whole" rather than for one or a few at best.

One of this town's greatest assets besides physical beauty and history is its wide range of demographics and how wonderfully well all interact. We enjoy a very rich atmosphere from both scenery and the mostly understated wealth the entire town benefits from.

To put these proposed limitations in place will grossly change and hinder the many annual functions for schools, non-profits, clubs, the arts, even the towns own library which benefits greatly from private fundraising. The annual Antique show was a three-day event and raised a significant amount for the library's annual operating costs.

The After School Arts Program, Pilobolus, The Washington Art Association all have annual fundraisers and many are more than one day events. The Spring Hill Farm property is such a special place and its owners and creators have been very generous with it. The Five Senses Festival is a wonderful event for all and I highly recommend the commissioners take time to visit it. The Pride in the Hills event raised a huge amount of money in its first year which is greatly due to Spring Hill Farm's generosity as well as all the volunteers it attracted. It, like Five Senses brought a multitude of people who do not live in town and were newly introduced to it through the event. Many of them will come back, eat in our restaurants, shop in our wonderful shops and support the success of our great little town.

This small town needs to raise itself above petty "small thinking" and think "big picture". Progress is essential in a world where brick and mortar businesses disappear virtually every day. We have a unique opportunity because we are a small town with larger than life people, ideas, events etc. that attract even more people which helps the entire town.

Please do not pass this proposed change.

Sincerely,

Sean S. Woodward
Managing Member

Zoning Commission Re: Proposed changes to 12.8

January 12, 2021

Dear Zoning Commissioners,

I am writing to oppose the proposed changes to zoning regulation 12.8. The proposed changes are unclear and too restrictive and thus, limit and discourage innovative and needed business, arts & culture and non-profit investment in the town of Washington. While the proposed changes do not directly affect my business, they will restrict and discourage economic activity, which indirectly negatively affects all businesses in Washington.

Michael Gorra, DVM
Owner, Aspetuck Animal Hospital

Opposition to proposed changes to Washington Zoning Regulations, Section 12.8 - Temporary Uses

Sara Savage <~~sarasavage~~@gmail.com>

Mon 1/11/2021 6:32 PM

To: Shelley White <swhite@washingtonct.org>

To the Washington Zoning Commission,

My husband and I have been members of this wonderful community since 2004. We believe strongly in being active participants - through dedicating our personal time as well as philanthropic resources - to the many worthy organizations that make our community so vibrant. To that end, I have been a Board member of ASAP! for over a decade and we have been consistent supporters of the Five Senses Festival.

The proposed changes to the Zoning Regulations are at direct odds with the Town of Washington's Plan of Conservation and Development to prioritize arts, culture and business development. The many letters against the proposed changes - not only from local for-profit businesses but also from some of our community's most cherished non-profits (e.g., Steep Rock, Gunn Memorial Library, and the Frederick Gunn School to name just a few) - speak volumes about the harmful consequences of the proposed changes, not only on these individual entities but, more important, on the collective character of our community. The proposed regulations will severely restrict the ability to host many gatherings and fundraising events that these entities vitally depend on to continue operations. They will also send the wrong message to businesses and non-profits considering operating in Washington in the future - namely, that Washington does not value them. I can't think of a more direct way to contradict the town's Development Plan than that.

Moreover, the proposed changes to the regulations are wholly unnecessary: the current regulations allow for special permits' review on a case by case basis. There is no need for broad regulatory changes when meaningful review is still available under the current regulations as written.

If the challenges of the past year have taught us anything it is this: we should welcome and embrace ways for us to connect and come together as a community. Washington's cultural richness should be cultivated and encouraged. The restrictions proposed send the opposite message and should be rejected as unnecessary, unwise and ill-conceived.

Respectfully submitted,
Sara Savage

Sara Savage

~~sarasavage~~

~~sarasavage~~
sarasavage@gmail.com

OPPOSED to Proposed Change to Zoning regulations on Section 12.8

Simon Metz <~~simon@simonmetz~~.com>

Mon 1/11/2021 5:42 PM

To: Shelley White <swhite@washingtonct.org>

Commissioners - Nicholas Solley, Janet Hill, Ray Reich, David Werkhoven, and Debra Radosevich,

I am completely **opposed** to the proposed changes in the Zoning regulations on Section 12.8. I am a resident of Washington and was married at The Washington Club. It is absolutely irresponsible and in my opinion illogical to restrict legitimate businesses on the town Green and in our great surrounding farm communities. We need Avrill and Walding Field farms to be able to hold events and for the Wahington Club to host events and non-profit dinners as they have done in the past, and Philobolus to hold their annual arts festivals which draw in people from many states who spend money in our inns, restaurants, and shops.

Washington has a new marketing and development manager and these regulations would stop events, reduce business revenues with fewer dollars spent. The Arts are proven to bring in those who might not ordinarily spend dollars in our town, and these proposed regulations would prohibit many activities that add to much-needed commerce.

My neighbor had a wedding on their private property, which now would be banned, even though I barely noticed that the event took place because they took care to respect their neighbors.

Further, if noise is the issue that caused some residents to complain about events, what about the noise that we all hear all the time from extremely loud leaf blowers and landscaping machinery in the evenings and weekends that disrupt our peaceful town? We are constantly assaulted by noise, some neighbors run very loud equipment every night during the summer, well after 6 PM, I don't see any regulations being proposed about these.

To me, this proposal seems very one-sided and overlooks common sense, and may bring legal challenges that cause our town tax dollars to be spent on needless defense of these zoning regulations.

Please think out our entire community and instead propose some common sense late-night noise regulations. If someone holds an event and there is respect for their neighbors and is no noise, where is the harm? There are a number of towns and cities that have successfully enacted common sense noise regulations, so we know this is possible in CT unlike some have stated in previous town meetings. In fact the state has Noise Harassment statutes on the books, which backs up issues with repeated complaints.

<https://portal.ct.gov/DEEP/Air/Planning/Noise-Control>

<https://portal.ct.gov/-/media/DEEP/air/noise/ordinances/NewtownNoiseOrdinancepdf.pdf>

https://eregulations.ct.gov/eRegsPortal/Browse/RCSA/Title_22aSubtitle_22a-69Section_22a-69-1.1/

Respectfully

Simon Metz
Washington CT



THE JUDY BLACK
MEMORIAL PARK
AND GARDENS

January 10, 2021

Board of Directors,
Washington Park
Foundation, Inc.

To the Town of Washington Zoning Commissioners,

Denise Trevenen
President

We at The Judy Black Memorial Park and Gardens believe all of the diverse interests and experiences of our residents and businesses must be welcome and represented. Whether your family has been here for 2 or 200 years, whether you live here year-round or not, whether you are single or married, with children or not, a lover of country or classical music, this town must continue to make room for everyone. Larger cities often have an easier time of this, as it is simpler to be anonymous when dissenting. Therefore, given our small size, it is even more important for us to be able to discuss our differences and develop solutions which work for everyone.

Karyn Detje
Vice President

Pels Matthews
Vice President

Patrick Horan
Treasurer

When differences arise or individual parties are unable to come to a mutually agreeable solution, it is the job of our local town officials to ensure common ground can be established for everyone.

Carolyn Setlow
Secretary

Chrissy Armstrong

Barbara Bouyea

Ronald Garfunkel

Wilson Henley

Julie King

Maria Mostajo

Jennifer Urquhart

Tony Vengrove

Darryl Wright

Given the many individuals, businesses, both profit and not-for-profit, and local associations who are not in favor of the revised zoning regulation as currently written, it is clear that our local town officials have more work to do. There has been wide and consistent opposition to the current proposal which has not changed significantly over the last 24 months. Businesses and non-profits have raised valid concerns which the revised zoning regulations do not adequately address.

We believe our local government, businesses and residents can come up with a proposal that better reflects the needs of everyone, and not just a few.

We respectfully request that either the Zoning Commission or a small committee representing zoning, businesses and residents get together within the next 30 days to re-start these discussions and develop a more representative solution with specific guidelines:

- To develop a final proposal which most businesses and residents can support
- Recognize that all businesses, profit and non-profit, have a need for greater flexibility to ensure they are able to earn revenues, fundraise and meet their financial obligations.
- Understand that residents want to ensure their residential areas remain residential.

Laura Neminski
Executive Director

We know we can do better as a town.

Respectfully,

The Judy Black Memorial Park & Gardens Executive Committee



January 12, 2021

To the members of the Washington Zoning Commission:

On behalf of Pilobolus, we write today to implore you to reconsider your regulation changes of 12.8. We know of the conversations, the revisions, the legal consultations, it has all been time consuming, caused tension, and saddled the commissioners hours for far too long. We firmly believe the Commission has lost sight of its Purpose (Zon. Reg. 1.3) :

These Regulations are intended to promote effectively the Town's Plan of Conservation and Development.

We are aware that numerous individuals involved in the adoption of the POCD have repeatedly expressed their opinion that the revisions of 12.8 are CONTRARY to the POCD, most notably the Planning Commission itself in response to the proposed changes (Hileman Response dated 4/1/20). We understand the adoption of the 2014 POCD utilized public meetings, and included conversation with the Land Use Commission, the WBA, and leaders of Region 12. The public was allowed to interact throughout the process. Thus it is a document which represents the desires of a breadth of Washington's residents and businesses. The document makes it clear that the Town of Washington should seek to encourage the Arts, Culture and Recreation, and although it is the stated Purpose of the Zoning Commission to work to uphold this document, it is apparent from these revisions that the individuals are unaware of what it would actually mean to encourage these activities. The Commission has ignored feedback from the public in Fall 2019, and re-worked the language in a vacuum, listening to Public comment on this version for the first time this evening, a demonstration that it is unconcerned with having a dialogue and finding a revision that is in fact suitable to interested parties while aligning with the POCD.

Our Town has a long history of tremendous support for Arts and Cultural organizations through fundraising and philanthropic events held in private homes and at various gathering venues throughout town. It seems section 12.8.4 could bring into question several of our Town's beloved locations including Gunn Library, Gunn Historical, Washington Club, Waldingfield or Averill Farms, Preserved Lands of Steep Rock, as well as Springhill Vineyards, let alone the organizations and individuals that rely on these locations to host Fundraisers and other special programming. We believe the proposed revisions to 12.8.4 and 12.8.5 will impose serious hardship on our programming, and the programming we enjoy through many other organizations and entities in the Town of Washington. The Five Senses Festival at Spring Hill Vineyards has been an incredibly enriching experience for our community for the past three years. During the pandemic last summer we adapted thoughtfully and respectfully to the confines of gathering and we were lauded by our Selectman Jim Brinton, who supported us wholeheartedly in creating an atmosphere of safety and hope. The community experience has always been our first priority and will remain so.



We ask that The Zoning Commission take a step back and focus on addressing their concern of *clarification* of permitting needs for Temporary Uses. The grandfathering clause as 12.8.3.B is not well thought out, and thus we presume is a loophole envisioned to exclude a few entities, ours included. Clarity will not come with loopholes, only frustration and divisiveness.

We encourage the Commissioners to reject the proposal. It will hurt the Town in it's chilling effects on current entities, by hurting the Town's reputation as a great supporter of its many artists, and by furthering the Town's growing reputation as a place that is stagnant and unappealing for new business activity.

We would also like to address formally the numerous occasions on which the Commissioners have commented about the many wonderful spaces that qualify as Town, School or Religious or are within a Business District, and which we (and/or other organizations) could supposedly be putting to more use. Pilobolus has performed it's work at Washington Primary, Shepaug, WMS, The Frederick Gunn School, St. John's, First Congregational's Wersebe Hall, the former Boys Club, the Riverwalk Pavilion, Judy Black Park, as well as Town Hall. In many of these locations we have offered free to the public programs, and some lucky folks have even witnessed impromptu Pilobolus happenings at the Town Beach. We are not strangers to these places and the opportunities they bring us. They are however organizations in their own right, and they have their own programs and their own busy schedules, and more often than not, these spaces are found to be unavailable for our needs. We have also enjoyed the use of Washington Club Hall for nearly 50 years for rehearsals and performance space, we've worked oh so quietly in the Gunn Memorial Library, we've bounced our dancers across the Thoreau Bridge at Hidden Valley Preserve and frolicked in the Judea Garden among others. We aim to continue to enjoy all these spaces for our next 50 years.

Your serious consideration of this plea is critical, as we proudly and gratefully join the many individuals and organizations that expect to see a clear, long-range unifying vision for our special hometown for our community to flourish.

With Gratitude from PILOBOLUS-

Kirsten Leon - General Manager - Resident 19 Bee Brook Road, Washington Depot, CT

Matt Kent - Artistic Director - New Milford, CT

Renée Jaworski - Artistic Director - Torrington, CT

Carol Maxwell - Development Director - Bridgewater, CT

Emily Kent - Education Director - New Milford, CT

Anna Bate - General Manager - New York, NY

12 January, 2021

Nicholas Solley, Chair
Town of Washington Zoning Commission
2 Bryan Plaza
Washington, Connecticut 06794

Dear Commissioners,

We are sure that you have nothing but the best intentions when proposing the changes to zoning regulations Section 12.8. Of course you and your fellow commissioners love the town of Washington and want nothing but the best for it going forward. We also understand that when considering such proposed changes you must weigh the needs of the many against the needs of the few, and as such are committed to preserving the quality of life for the voting residents of the town.

However, surely it must be apparent to you all that, despite your concerns for the short-term repose of a handful of our neighbors, such draconian adaptations to existing regulations would have damaging long-term impacts on the town of Washington.

Our town is blessed with much natural beauty and we are fortunate that over the years the attractions of this beauty have benefited it economically and culturally. How fortunate we are to have dance troupes such as Pilobolus and Momix. How fortunate we are to have the Five Senses Festival, Gunn Library, Conversations on the Green and Pride in the Hills. How fortunate we are to have the Steep Rock Association and it all does for our community.

And yet how these worthy entities would all suffer if they were not allowed to do everything they could to raise both awareness and money. By restricting their abilities to put on performances or to hold fundraisers you threaten their survival. Hopefully, long after all of us are gone these entities will remain vital parts of a town we love. But they may not if you pass these changes.

Melinda and I have been full-time residents since 2014, and we both work and vote here in Washington. We love our town and have done everything we can to become a part of the community. We understand that you wish to find a way to guarantee peace and quiet for our residents. We applaud you for that concern but urge you to find a different way that won't choke the institutions that have become such an important part of the fabric of Washington.

Thank you.

Sincerely,

Melinda and Charles Dubow
~~900~~ Roxbury Road, Washington, CT. 06793

Zoning Commission's Proposed changes to Reg. 12.8

Susan Wadelton <~~amwadelton~~@sbcglobal.net>

Tue 1/12/2021 1:24 PM

To: Shelley White <swhite@washingtonct.org>

January 12, 2021

Attention: Nicholas Solley, Janet Hill, Ray Reich, David Werkhoven, Debra Radosevich

We are opposed to the changes proposed to Section 12.8.

Part of what makes Washington a special place to live is the vibrancy and sense of community promoted by the cultural events, and the community artists, performers, support personnel and private residents who make them possible, as well as the galleries, museums, nature preserves, and other venues and businesses here that support and contribute to our community as a whole. The Five Senses Festival is a particular bright spot on our calendar.

Pilobolus (a local business here in Washington) not only shares their own unique creativity and skills, but brings in a variety of musicians and other performers from around the country and around the world, as well as highlighting local community businesses and neighbors with gifts to share. This is an amazing resource, and a great gift for all who attend and participate. The changes in the regulations seem to be tailored to curtail this unique event. If there are specific concerns by a particular party concerning a particular event, those should be addressed between the parties involved, under current regulations, and not by means that limit the entire community's opportunities now and in the future.

We should be promoting the fund raising events of the non-profit organizations that contribute so much to the cultural and financial benefits of this special town, not imposing regulations to make them more difficult or impossible. The changes proposed to Section 12.8 not only appear to create difficulties for currently existing events, but to even set limits on as yet unimagined future opportunities. They do not appear to be of benefit to the community at large.

Sincerely,

Susan and Stephen Wadelton

~~32~~ Juniper Meadow Road
Washington Depot, CT 06794

Letter to Commissioners Re: Proposed Temporary Use Restrictions/Permits

Lela Ilyinsky <~~lela@pilot.com~~>

Tue 1/12/2021 1:24 PM

To: Shelley White <swhite@washingtonct.org>

Cc: Sam Funk!!! <smfunk002@gmail.com>

Dear Commissioners,

As a proud Board member of Pilobulus, I am writing to let you know that I am opposed to the proposed temporary use & permit restrictions that will be discussed at tonight's meeting.

Washington has no doubt seen a huge amount of change due to the influx and shift in the demographics of our population due to Covid. For this reason, our existing Arts and Cultural institutions are more important than ever, playing a vital role in keeping Washington as the harbor of creativity + community that it's always been.

To see the list of organizations that would be impacted by the proposed temporary use restrictions- Washington Club Hall, The Gunn Library, Waldingfield Farm, Averill Farms, Spring Hill Vineyards, and Steeprock to name a few- I am deeply disheartened, as these are the very institutions that make our town great. I live here in Washington (having been raised in Litchfield, CT since 1997) because of the natural beauty, the community, and yes, the magic that these organizations create.

As you well know, these organizations rely on fundraising- most often through events- to maintain their viability, and these restrictions would cripple their ability to fundraise. I do hope that you consider the ramifications of these restrictions before making a final decision, knowing that they would surely lead to the demise of many of our most beloved local cultural institutions.

Thank you for your time.

Lela Ilyinsky

~~1260~~ Woodbury Road, Washington CT 06793

THE
OWL
WINE & FOOD BAR

To Whom It May Concern:

It has come to the attention of the small businesses of Washington that there is a new zoning proposal targeting us and special events that would lead to catastrophic terms.

I will not bore you with all the reasons you know this is not a good idea because I'm sure (and rightfully so) you have been inundated with letters opposing the measure. But I will say two things:

Small business in Washington, the surrounding areas, and the world have taken a hit of epic proportions due to Covid. The town prides itself on being a champion for small business and advocating our success. The idea of limiting us with these preposterous measures is utterly antithetical to that ideology. The last thing we need is another regulation to thwart the efforts of us regaining steam and revenue to thrive once again. We are ALL hurting immeasurably.

Secondly, what sense does it make to punish a town, an entire town of thousands to appease a very select few?

Please take a moment to really think about this before acting. Don't let your good judgement be clouded and please remain the champion of small business as you always have.

Respectfully,
Ryan J Cangelo
Co-owner
The Owl Wine & Food Bar
18 East Shore Road
New Preston, CT 06777
860.619.0585

Dear Zoning Commission,

On behalf of the Mayflower Inn & Spa, I am writing regarding the proposed revisions to Section 12.8.

Our historic property has been a proud resident and partner of the Washington Community for over 50 years. We value our neighborhood and community, and take tremendous pride in being a productive and supportive member to the citizens of Litchfield County. As an organization, we have shown our continuous support to the community by contributing in a number of ways which elevate both the economic and cultural health of our surrounding area.

We were surprised and alarmed to learn of the proposed changes for special events which will have a detrimental impact on not only our guest experience, but our business as a whole. Although the new changes may be targeting festivals or concerts, given the language and requirements, it would also harm private catering events for families and weddings at our resort.

Such restrictions and revisions as highlighted in Section 12.8 will not only result in major cancellations of weddings and events within the future but therefore, will have a significant negative impact on employees' wages and income-- both for our own employees, as well as local vendors. The result of a significantly lower income for the property will also result in serious losses in tax revenues for the town. If the intention is to monitor and control noise pollution, we feel very confident we can mitigate this issue without hampering normal business operations.

As a result of our owner's \$5M investment for property-wide renovations and increased marketing efforts, our resort has been regarded as one of the most iconic properties in the Northeast, which is of great benefit to the Litchfield community. Furthermore, our renovation has allowed us to produce jobs, permanent staffing additions, and increased business for our local contractors + other vendors. The proposed changes indicated in Section 12.8 will undoubtedly adversely affect revenue for our historic Inn and jeopardize the owner's recent investment.

As this proposal has only just been brought to my attention, we feel the local business community along with the commission needs additional time to weigh and consider all of the negative effects these changes will have on our community. I'm respectfully requesting that a decision be deferred until such time when all of the local constituents can be heard and measured.

Thank you.

Warm regards,



1-12-21

Israel Benyair

General Manager

The Mayflower Inn and Spa



Tal Fagin

ASAP! Board President

39 Kinney Hill Road

New Preston, CT 06777 January 8, 2021

To the Washington Zoning Commission:

I am writing as a resident of the Town of Washington, and also as President of the Board of The After School Arts Program (“ASAP!”) to express my concerns about the proposed changes to the Washington Zoning Regulations, Section 12.8 - Temporary Uses.

Before outlining my concerns, however, I would like to say a brief thank you to each of you for your time, attention, care and service. I feel so incredibly fortunate to call Washington, CT my home, and I want to approach this letter as I do all of my local interactions--by extending everyone involved the benefit of the doubt. Ultimately, I believe that we all want the exact same thing. We all want what is best for Washington, its residents and institutions--a healthy, vibrant, thriving town, that also maintains its charm and character. Thank you for the work you do on behalf of our town.

Having said that, I believe the proposed changes are unnecessary, confusing and overly broad. As written, they could have far reaching, unintended and undesirable consequences. Further, I believe we already have a system in place to allow for special permits to be applied for and reviewed on a case by case basis. It is unclear to me why

these particular proposed changes are necessary or even justifiable. I worry that these changes have the potential to limit exactly the sort of activities vital to ASAP!, as well as the business of art and culture so vital to the character of the Town of Washington.

I can imagine any number of direct negative impacts on ASAP!, along with other important organizations and valued resources in town, such as the Washington Club Hall, Steep Rock and the Gunn Memorial Library & Museum. Each of these organizations regularly conducts events--fundraisers, celebrations and the like--all of which promote community involvement, celebrate the arts and meaningfully enrich life in the Town of Washington. Speaking as both Board President and a full time resident of Washington, I would like to add that the ability to hold and attend such events is crucial to ASAP!'s survival, and utterly fundamental to what makes the Town of Washington unique and special.

Please recall that The Town of Washington Plan of Conservation and Development (the "Plan") acknowledges as much.

It rightly points out that Washington "has a significant economic advantage in arts, entertainment and recreation activities" and goes on to state that "These activities are important to the Town's economic life and should be supported in appropriate locations." The Plan also makes it a point to say that "Washington must increase support of its cultural institutions and community events..." In our view, the proposed changes to the Regulations are in conflict with the Plan, which also clearly states that it is "intended to be a tool for guiding future growth of our community" and is meant to provide a framework for consistent decision making.

Reading between the lines, the Plan of Conservation and Development clearly intends to prioritize arts, culture and business development in the Town of Washington. The proposed changes to the Washington Zoning Regulations, Section 12.8 seem to do the exact opposite.

We have all suffered tremendously this past year, but the pandemic held some valuable lessons. Above all, we need each other. Human beings thrive on personal contact and shared experiences. We have also learned that nothing is certain, that life is unpredictable and that we must remain nimble, flexible and ever adaptable. Blanket limitations on special events, as laid out in the proposed changes are unnecessarily restrictive and could wreak long-term damage to some of Washington's most cherished organizations. By contrast, maintaining the current system of reviewing permits for special events on an individual basis allows us to be creative and innovative, while also requiring us to do so without undue disturbance to the neighbors. When the pandemic passes and we are able to safely gather again, I implore you: let us do so, respectfully and joyfully, in a way that honors who we are as a town.

Thank you again for your time.

Respectfully,

Tal Fagin

President of the Board, ASAP!



Dear Zoning Commissioners,

We believe strongly in the independence of our volunteer boards and commissions and have great respect and appreciation for the countless hours you've all given on behalf of the Town of Washington while serving on the Zoning Commission. We work hard to assist the commissions and lend support in any way we can. We fully understand that any regulation changes are at the discretion of the Zoning Commission.

With that said, we are writing to urge you to reconsider moving forward with the proposed changes to the 12.8 regulations. The unintended consequences and impact on our houses of worship, nonprofits, cultural community and countless other organizations could be devastating.

As you are all well aware, the Planning Commission has also stated that this proposal is not in keeping with the plan of conservation and development. As we noted above, the Zoning Commission has the authority to make changes to the regulations, however we encourage you to take into account the statements from our other boards and commissions, town residents and the countless community organization's opposed to these changes.

Please reconsider moving forward with this and thank you for your time and consideration.

Washington Board of Selectmen

Jim Brinton
Jay Hubelbank
Dean Sarjeant