

## Special Permit – Accessory Dwelling Unit

---

William Watson  
168 Blue Ridge Road  
R-21  
Lot Area: 0.44 Acres  
**Accessory Dwelling Unit**



---

### PROPOSAL

William Watson is seeking special permit for an accessory dwelling unit per BZR §XI.T. within an existing single-family dwelling at 168 Blue Ridge Road in the R-21 Zone.

### STAFF COMMENTS

1. If approved the applicant is responsible to file a certification with the Zoning Office, each year that the dwelling occupancy continues in compliance with the Regulations and Special Permit approval.
2. The floor area of the Accessory Dwelling unit is limited to 400-700 s.f. and should be rectified with the plans.
3. Demonstration of adequate sanitary disposal system would be required to the satisfaction of the Health District prior to filing of the special permit if the property is not served by public sewage disposal.
4. Any unresolved department comments should be addressed.

### EXISTING CONDITIONS

The property is developed with a single-family house in the Blue Ridge Heights Subdivision Section 11, approved in 1986. The Assessor's record indicates the home was built in 1988. A 708 s.f. addition was constructed on the westerly side of the house prior to the applicant purchasing the property in 2001.

### ANALYSIS

The applicant proposes to convert the existing first floor master bedroom suite addition into an accessory dwelling unit for a parent. Overall modifications to the house are planned to include a master bedroom addition over the existing garage. This addition is not subject to the provisions of the ADU regulation.

BZR §XI.T.2.i. allows for an accessory dwelling unit of up to 700 s.f. The current configuration is labeled as 708 s.f. on the submitted floor plan. The applicant should explain and rectify the plans to show how the maximum ADU unit size will be achieved or seek a variance for the additional floor area.

The applicant should confirm if the dwelling is served by city water and sewer. If not on public service, approval of adequate sewage and water systems is required from the health district. The GIS indicates public sanitary sewer to the property however, the Assessor's record indicates the home is on septic.

**DEPARTMENTAL COMMENTS**

Building Official: Proper permitting, if approved: building/electrical/plumbing/HVAC

Health District: If on public water and public sewer – Central Connecticut Health District is okay with Accessory Dwelling Unit

Police Chief, Board of Police Commissioners, Fire Marshal, Engineering: No comment

March 30, 2021  
Updated March 31, 2021 (Fire Marshal)  
**Updated April 7, 2021 (Engineering)**

**TOWN OF BERLIN  
PLANNING & ZONING DEPARTMENT - STAFF COMMENTS**

**APPLICATION:** Special Permit – Accessory Dwelling Unit  
**APPLICANT:** William Watson.  
**LOCATION:** 168 Blue Ridge Road  
**AGENDA:** April 15, 2021

*To the Applicant:*

- *These are the comments received to date, additional comments may be forthcoming. Please submit any written response to Maureen Giusti, Acting Town Planner/Zoning Enforcement Officer at [mgiusti@town.berlin.ct.us](mailto:mgiusti@town.berlin.ct.us) or revised plans directly to the Planning & Zoning Department in Room 121. We will forward your comments or distribute materials to the relevant department.*
- 

Building Official

Proper permitting, if approved: building/electrical/plumbing/HVAC

Police Chief

No comment

Health District

- If on public water and public sewer – Central Connecticut Health District is okay with Accessory Dwelling Unit

Board of Police Commissioners

No comment

Fire Marshal

No comment

Engineering

No comment

*Emailed to Applicant: April 7, 2021*

## Frances Semnoski

---

**From:** William Watson <willwatson3rd@gmail.com>  
**Sent:** Tuesday, March 30, 2021 6:13 PM  
**To:** Frances Semnoski  
**Subject:** Re: Comments - W Watson ADU Application

Fran I am on water and sewer. On file with Kensington fire district. House was originally septic.

William J. Watson III

On Mar 30, 2021, at 5:02 PM, William Watson <willwatson3rd@gmail.com> wrote:

Thank you Fran

William J. Watson III

On Mar 30, 2021, at 3:09 PM, Frances Semnoski <fsemnosk@town.berlin.ct.us> wrote:

Comments received to date – Fran Semnoski/Planning and Zoning Dept/Town of Berlin  
<Comments - W Watson ADU Application.docx>



# Town of Berlin

## Planning and Zoning Department

240 Kensington Road  
Berlin, Connecticut 06037  
www.town.berlin.ct.us

### SPECIAL PERMIT APPLICATION

(Any Special Permit Application shall be submitted simultaneously with a Site Plan Application)

Project Name: Accessory Dwelling Unit 168 Blu Ridge Rd  
Property Owner(s): William J. Watson III & Kari A. Watson  
Project Address\*: 168 Blu Ridge Rd, Berlin, CT 06037  
Map: 13-4 Block: 13C Lot: 304 Zone(s): R-22 Lot Area: .44 ac

#### Applicant Information

Name: William J. Watson III Firm Name: \_\_\_\_\_  
Street Address: 168 Blu Ridge Rd City: Berlin ST: CT Zip: 06037  
Email: willwatson3rd@gmail.com Phone: 860-836-0917  
Signature: [Signature] Date: 3-11-2021

#### Property Owner(s) Information (If Not the Applicant)

Name: \_\_\_\_\_ Principal: \_\_\_\_\_  
Street Address: \_\_\_\_\_ City: \_\_\_\_\_ ST: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email: \_\_\_\_\_ Phone: \_\_\_\_\_

\*Letter of Authorization Required

Special Permit required pursuant to section(s):

X I T Accessory Dwelling Unit

\*Any town official and/or employee that the town deems necessary may enter the property to verify information submitted with this application.

To be completed by P&Z staff only:

Fee Paid \$ 280.00 (Refer to current Fee Schedule)

Received by: fms

Town of Berlin  
Received

MAR 12 2021

William J. Watson III  
168 Blue Ridge Road  
Berlin, CT 06037

**Town of Berlin  
Received**

**MAR 12 2021**

March 11, 2020

Planning & Zoning Department  
Berlin, Connecticut

Town of Berlin  
Planning and Zoning Department  
240 Kensington Road  
Berlin, CT 06037

**RE: Accessory Dwelling Unit, 168 Blue Ridge Road, Berlin, CT 06037**

To Whom it May Concern:

I am applying for an Accessory Dwelling Unit Special Permit for the above-referenced property.


On November 2, 2020 my father passed away unexpectedly. My mother's current home is a large tudor located in New Britain. My mother, who is 72, has some physical limitations which, without the assistance of my father, makes it difficult to stay in her home alone. My wife and I and four children would like my mother to live with us on a full time basis. This was my mother's request initially and is supported by both my brother and sister. Her safety and well being are of the utmost importance to us all.

Prior to the purchase of our home in May of 2001, the previous owners had an addition put on the home which became a large master bedroom suite. This addition is approximately 708 square feet and is located on the ground floor of the house adjacent to the existing living room.

The intention would be to convert the current master bedroom into a living space solely for my mother and would be an internal conversion of the principal structure which is older than five years. The architectural plans outline in more detail the proposed layout which would include one bedroom, one living room, one bathroom and a small kitchen. The plans also show that the space would have a separate external entrance way located to the right of the existing structure and is not on the same side of the lot as the existing entrance. The space would not exceed 700 square feet as set forth in the zoning regulations and is currently wired with smoke detectors. My mother does not drive and I do not anticipate an impact on normal vehicular traffic.

I have also included with this application the plans outlining an addition for a new master bedroom above the existing two car garage which would replace our existing bedroom. This room will not have a kitchen and would solely serve as a new bedroom with a master bath.

Very truly yours,



William J. Watson III

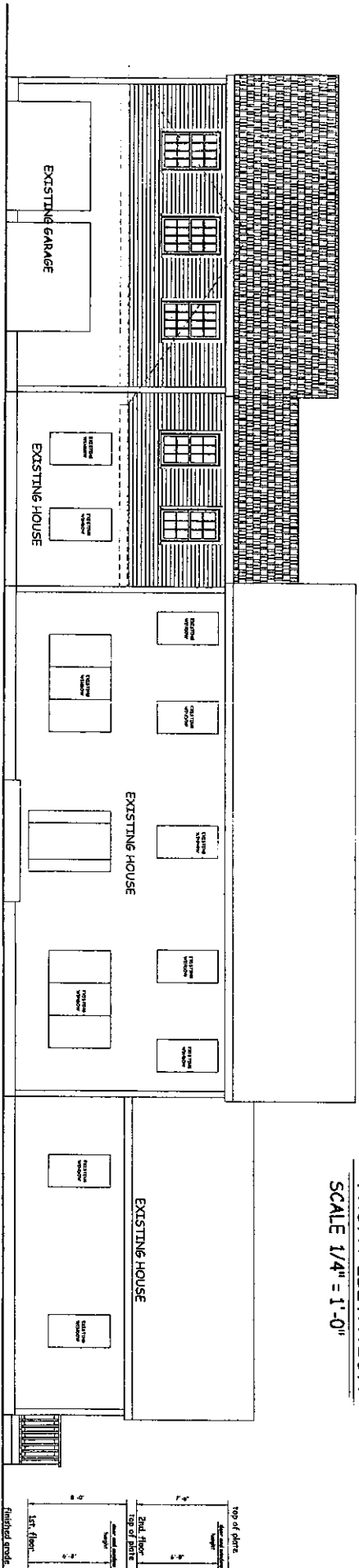
(860) 831-0917

**Town of Berlin  
Received**

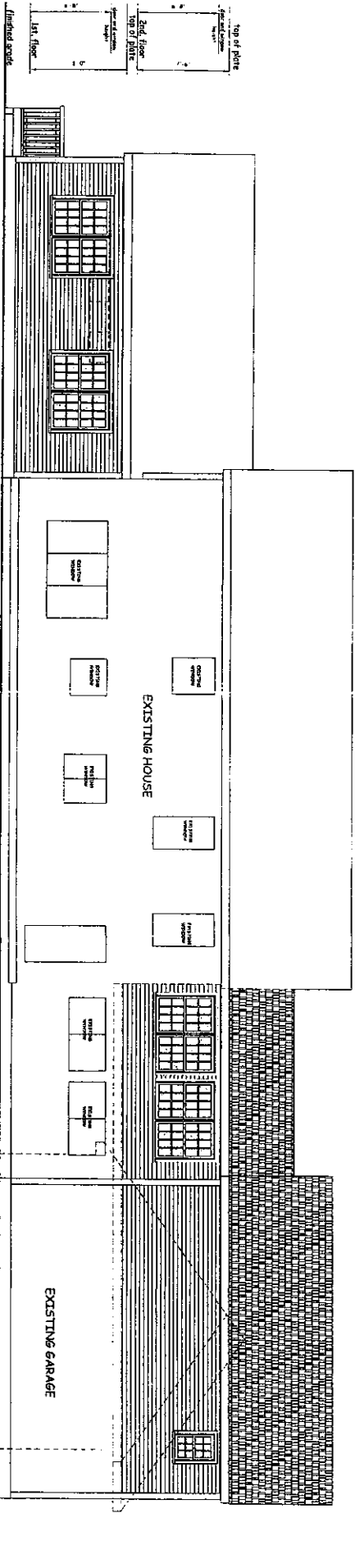
**MAR 12 2021**

**Planning & Zoning Department  
Berlin, Connecticut**

**FRONT ELEVATION**  
SCALE 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE 1/4" = 1'-0"



**ADDITION/RENOVATION PLANS**  
**WILLIAM J. WATSON III**  
**168 BLUE RIDGE ROAD, KENNINGSINGTON, CT**

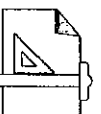
**Town of Berlin**  
**Received**

**MAR 12 2021**

WATSON 21-01-009

**DATE**  
**SHEET**

Architectural Design  
and Drafting  
Services, LLC  
168 Blue Ridge Road  
Kensington, CT 06037  
Tel: (860) 263-1887  
Fax: (860) 263-1887

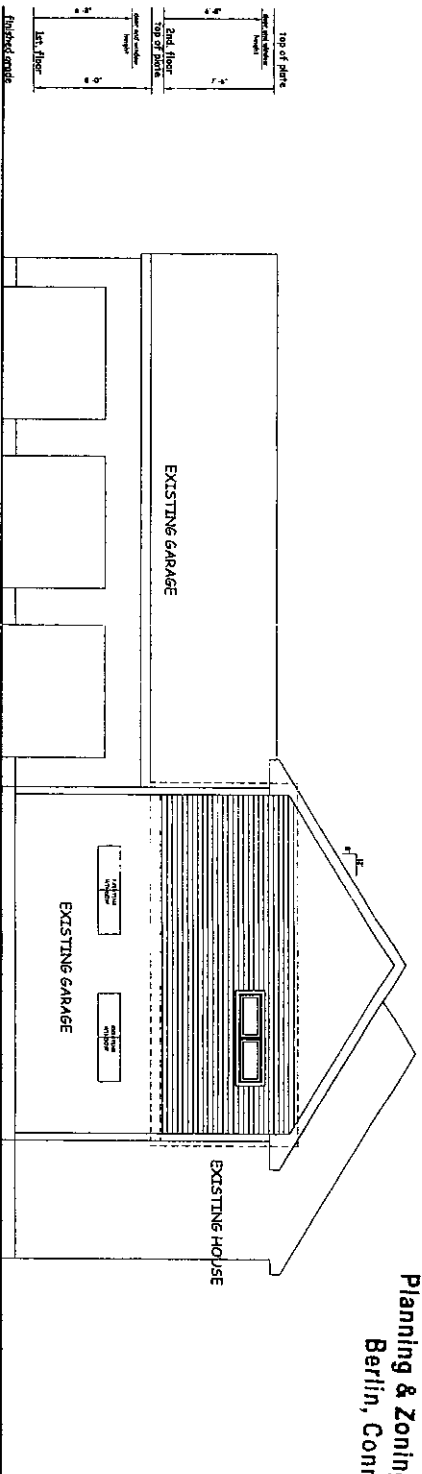




Town of Berlin  
Received

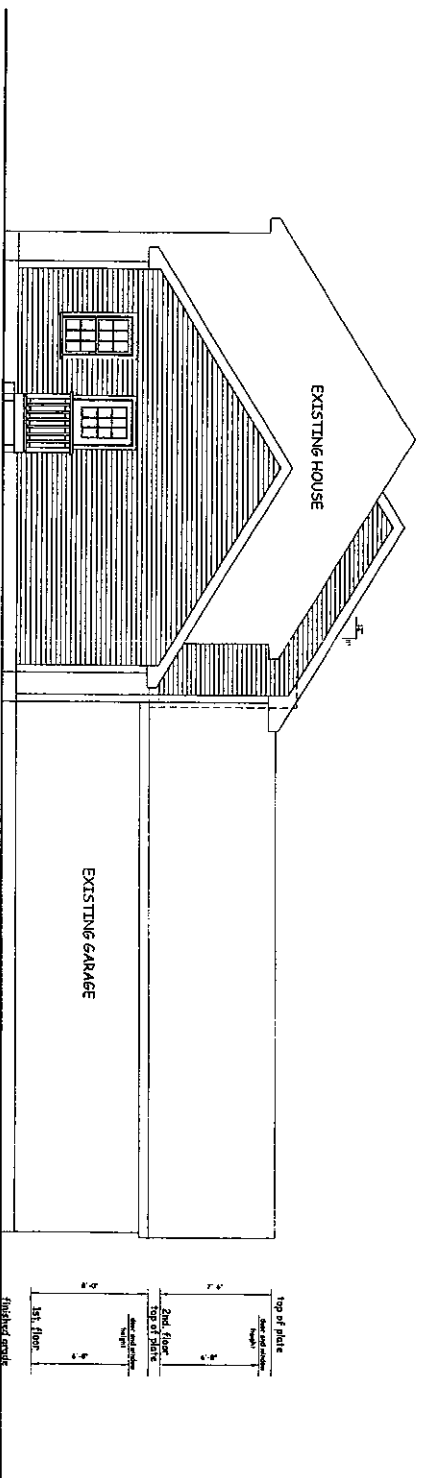
MAR 12 2021

Planning & Zoning Department  
Berlin, Connecticut



LEFT ELEVATION

SCALE 1/4" = 1'-0"



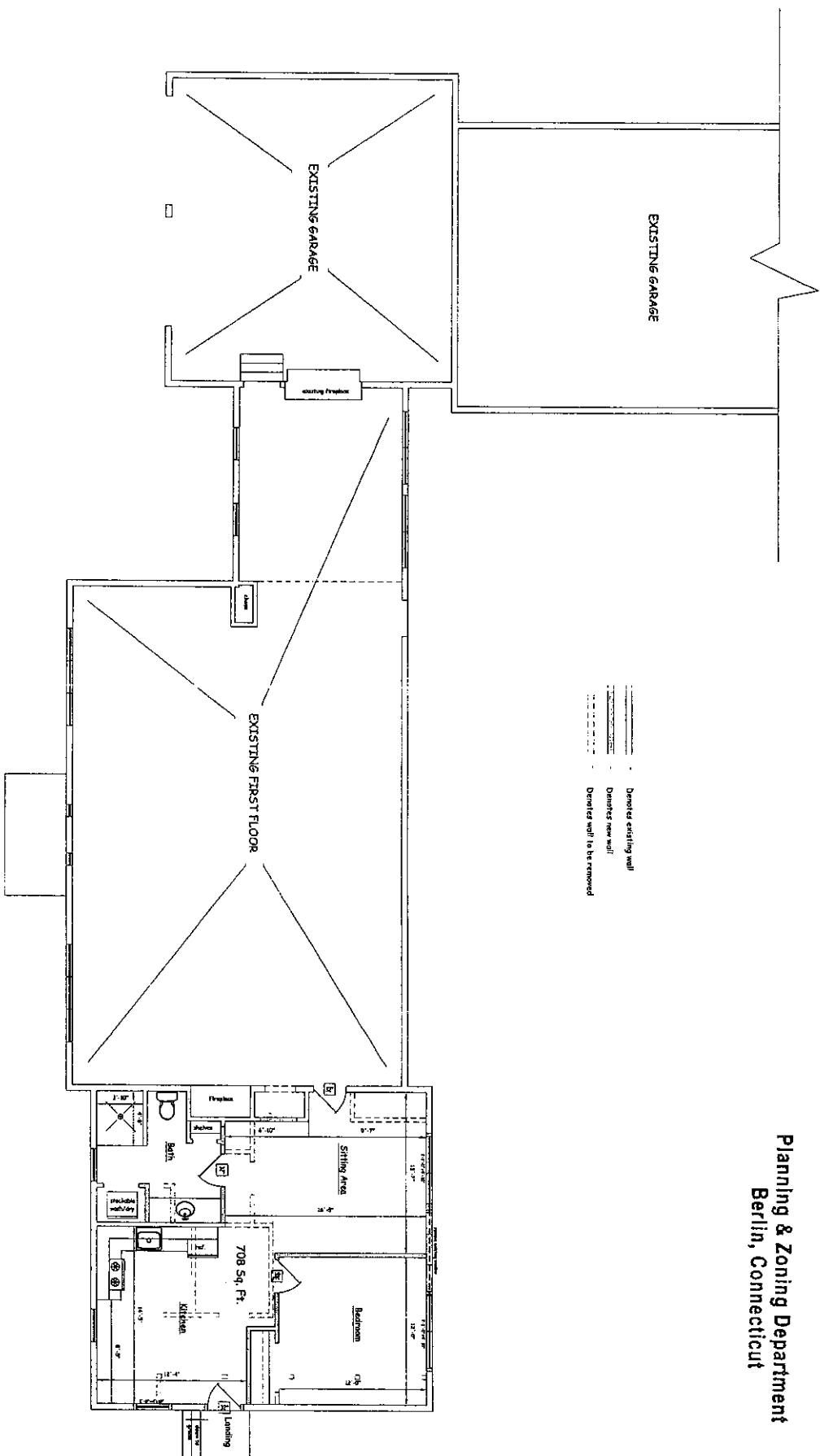
RIGHT ELEVATION

SCALE 1/4" = 1'-0"

Town of Berlin  
Received

MAR 12 2021

Planning & Zoning Department  
Berlin, Connecticut



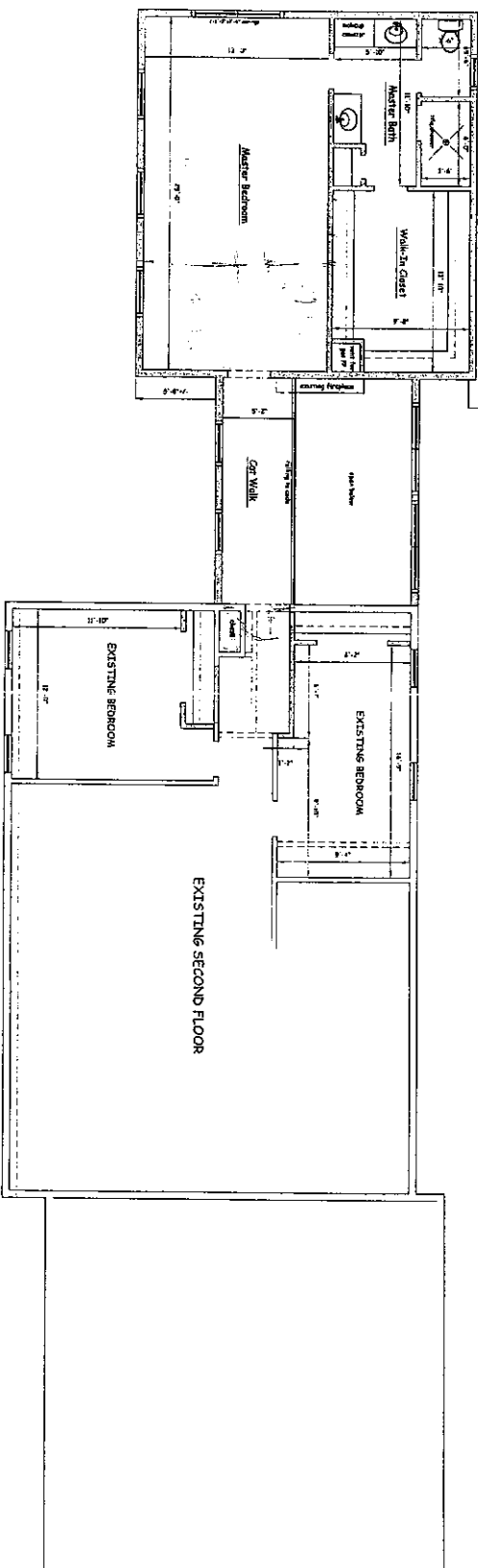
1ST FLOOR PLAN  
SCALE 1/4" = 1'-0"

Town of Berlin  
Received

MAR 12 2021

Planning & Zoning Department  
Berlin, Connecticut

- Denotes existing wall
- Denotes new wall
- Denotes wall to be removed



2ND. FLOOR PLAN  
SCALE 1/4" = 1'-0"

**KENSINGTON FIRE DISTRICT**  
PO Box 2  
947 Farmington Ave. - Rear  
Kensington, CT 06037  
Tel. 860.828.1782 - Fax: 860.828.1604

April 9, 2021

Mr. and Mrs. William Watson  
168 Blue Ridge Road  
Kensington, CT 06037

Dear Mr. and Mrs. Watson:

The property at 168 Blue Ridge Road has been hooked up to sewers since at least September 1, 2008 prior to your purchase of this property. Mrs. Dimugno paid for the sewer assessment in September 2001.

I would recommend the Town of Berlin change your assessor's card to reflect this change.

Sincerely,

A handwritten signature in cursive script that reads "Karen Stockno". The signature is fluid and elegant, with the first name "Karen" and the last name "Stockno" clearly legible.

Karen Stockno  
Tax Collector