

January 2, 2007

MEMBERS PRESENT: Mr. Frank, Ms. Gager, Mr. Rimsky, Mrs. Roberts

MEMBER ABSENT: Mr. Charles

ALTERNATE PRESENT: Mr. Carey

ALTERNATES ABSENT: Mrs. Braverman, Mr. Fowlkes

STAFF PRESENT: Mrs. Hill

ALSO PRESENT: Mr. Fraley, Mr. Kozak, Mrs. Waterhouse, Mrs. Payne, Mr. Brigham, Press

Mrs. Roberts called the meeting to order at 7:35 p.m. and seated Members Frank, Gager, Rimsky, and Roberts and Alternate Carey for Mr. Charles.

Consideration of the Minutes

MOTION: To accept the 12/5/06 Regular Meeting minutes as written. By Mr. Frank, seconded by Mr. Rimsky, and passed 5-0.

MOTION: To accept the 12/9/06 Special Meeting minutes as submitted. By Mr. Carey, seconded by Ms. Gager, and passed 5-0.

MOTION: To include subsequent business not already posted on the agenda. By Ms. Gager, seconded by Mr. Frank, and passed 5-0.

Pending Application

Application for Scenic Road Designation for Couch Road: A public hearing to consider the application was scheduled for Tuesday, February 6, 2006 at 7:30 p.m. in the Land Use Meeting Room, Bryan Memorial Town Hall.

Other Business

Potter Farm Proposal/Referral from the Board of Selectmen/CGS 8-24: Mr. Frank noted that at the last meeting the Board of Selectmen had requested a report per CGS 8-24 from the Commission concerning the Potter Farm proposal and that he and Ms. Gager had been appointed as the subcommittee to research the matter. He briefly stated the conclusions of the subcommittee's 1/2/07 report. First, it was found the proposed open space and housing components of the proposal were consistent with the goals of the Plan of Conservation and Development to preserve open space and to promote housing for a diverse community. Second, pertaining to the Commission's jurisdiction over subdivisions, because it was likely an application would be required by the Planning Commission in the future for some aspect of the proposal, the subcommittee found the Commission could not make any judgment in advance of consideration of a specific application.

MOTION: To adopt the 1/2/07 subcommittee report on the Potter Farm proposal as the report of the Commission and to forward it to the Board of Selectmen. By Mrs. Roberts, seconded by Mr. Carey, and passed 5-0.

Town of Washington/59 East Shore Road/Boat Ramp and Parking/ Referral from the Board of Selectmen/CGS 8-24: Mr. Frank recused himself because he is president of the Lake Waramaug Association, which had previously expressed its opinion about the boat launch application. Mr. Rimsky reviewed the 12/20/06 subcommittee report that he and Mr. Carey wrote. Their report concluded the Lake Waramaug Agreement was consistent with the Town of Washington Plan of Conservation and Development. He then noted the Commission had subsequently received the 1/2/07 letter from Mr. Kozak, which raised many questions and described several technical problems with the boat launch proposal. Mrs. Roberts noted the letter contained many constructive ideas. Mr. Rimsky recommended this letter be referred with the report to the Board of Selectmen.

MOTION: To accept the 12/20/06 subcommittee report on the boat ramp proposal as the report of the Commission and to forward it with the 1/2/07 letter from Mr. Kozak to the Board of Selectmen. By Mrs. Roberts, seconded by Ms. Gager, and passed 4-0.

Privilege of the Floor

Mrs. Payne asked if Mr. Kozak's letter could be read to the public. Mr. Rimsky said there was little in it that was specific to the jurisdiction of the Planning Commission, but read it aloud. Mrs. Hill noted she had already forwarded it to the First Selectman and to the Zoning Commission. Mr. Frank noted the Zoning Commission had scheduled a public hearing to consider the application on Monday, January

MOTION: To adjourn the meeting.

Mrs. Roberts adjourned the meeting at 7:52 p.m.

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Janet M. Hill

Land Use Coordinator