

May 4, 2010

7:30 p.m. Land Use Meeting Room

Members Present: Ms. Roberts, Mr. Frank, Mr. Rimsky, Ms. Gager

Members Absent: Ms. Jahnke

Alternates Present: Mr. Carey, Ms. Braverman, Mr. Fowlkes

Alternates Absent:

Staff Present: Shelley White, Janet Hill

Also Present: Paul Szymanski, Engineer, Selectman Nick Solley, Valerie Friedman, Randy Solomon, Eric Federer

REGULAR MEETING

Ms. Roberts called the Public Hearing to order at 7:35 pm.

Seated: Frank, Roberts, Gager, Rimsky, Braverman, Alt.(for Jahnke)

Consideration of the Minutes

The minutes of April 6, 2010 were considered.

Corrections:

Page 2: under Other Business, Request by Board of Selectmen to Use POCD Funds for Floodplain Studies, 1st sentence should read: First Selectman Lyon and Selectman Solley were present to discuss available Planning Commission funds and to request that approximately \$17,000.00 be made available for engineering and survey work for a Floodplain Study.

Page 3: 1st paragraph, 8th sentence should read: He stated that he would accumulate “more specific engineering, and an A-2 Survey of the rest of the business district.”

Motion:

to accept the April 6, 2010, Regular Meeting Minutes of the Planning Commission as submitted, by Ms. Gager, seconded by Mr. Frank, passed by 5-0 vote.

Pending Applications

Laus/22 Nichols Hill Road/2 Lot Resubdivision Site Visit

Ms. Roberts stated that she went to the site and walked the property with Mr. Szymanski. Mr. Szymanski stated that he would be able to schedule another time to walk the property with the other Commissioners. The Planning Commission scheduled a site visit for Friday, May 7 at 11:00 a.m. at 22 Nichols Hill Road. The Planning Commission scheduled a Public Hearing for June 1, 2010 at Bryan Memorial Town Hall, at 7:30.

Other Business

Consideration of using POCD Funds for Depot Studies – Update

Selectman Solley was present. Ms. Gager stated that she spoke with a FEMA representative in Washington D.C. and they advised her to speak with the representative in Boston, Massachusetts. She stated that she has left a couple messages with the representative in Boston and has not received a response. Ms. Gager stated that she sent the State Guidelines for Surveying to First Selectman Lyon. Mr.

Solley stated that it was his understanding that Ms. Gager has scheduled an engineering firm to consult with the Town gratis and that he requested that First Selectman Lyon ask Lenard Engineering to do the same. He stated that Lenard Engineering could be a prospective bidder on the project given that they have worked with the Town previously. Ms. Roberts stated that it would be a good idea to have both firms come to the Town. Mr. Solley stated that he would like to have more information to bring to the next Planning Commission Meeting.

Revision of the Subdivision Regulations/Review of Archaeological Map

Ms. Hill stated that the Conservation Commission proposed, as part of the revision of Subdivision Regulations, that the Town obtain a map of the archaeological sites in Washington. The Planning Commission and Ms. Hill looked at the map titled, Town of Washington, Archaeological Sensitivity Map, dated February 2010, by Mr. Bellantoni, State Archaeologist. The Conservation Commission recommends that this map be used in the Land Use Office when a subdivision application is submitted. The Land Use Office would check the map and send the application to the State Archaeologist for review if it falls in an area of high sensitivity. Ms. Hill stated that this process would not formally be required until a Public Hearing is held and the Planning Commission adopts the proposed revisions. There was a brief discussion regarding the scale of the map. Ms. Hill stated that she incorporated Marty Connor's recommendation into the draft of the Revision of the Subdivision Regulations and the Commission needs to review the revisions. Mr. Frank stated that he would like to review the most current revisions. Ms. Gager stated that this should be at the beginning of the agenda of the June meeting. Ms. Gager and Mr. Frank stated they would form a subcommittee to review the most current revisions.

Plan of Conservation and Development – Update: Survey for Business Owners

Ms. Roberts stated that it is important to include all business owners in all business districts of the Town of Washington. Mr. Rimsky stated that he would work on individual interviews with all business owners through the summer and then would like to schedule a meeting with all the business owners in the fall of this year. It was agreed that the survey would be finished for the Planning Commission Regular Meeting on August 3, 2010. Ms. Braverman volunteered to assist Mr. Rimsky with interviewing business owners. There was a brief discussion regarding question #7. It was noted that the article from The Planning Commissioners Journal, "Coping With Economic Meltdown," by Ms. Hallsmith, raised several additional issues and Mr. Rimsky said he would revise the survey questions accordingly. Mr. Rimsky stated that he would send the revisions to Ms. Hill and she would disseminate the draft to the rest of the Planning Commission.

Zoning Referral Re: Proposed Revision of the Washington Zoning Regulations: Sections: 13.21

Ms. Roberts suggested that the Commissioners take the eight pages of revisions home and study it and reserve comment until the next regular meeting of the Planning Commission on June 1, 2010 at 7:30. She stated that it is necessary that the Commissioners consider whether the revisions are consistent with the goals of the Town Plan of Conservation and Development. Ms. Hill stated that she attached copies of letters that were sent to the Planning Commission from residents regarding the revisions to the Zoning Regulations. She stated that there are three topics: 1. Septic, 2. Inns, and 3. Special Permit Transfer and that the Commission may want to consider if they want to vote on the three topics separately or make one vote on the revisions as a whole.

Communications

There were no communications to discuss.

Public Comment

Selectman Solley asked if the three sections of the Zoning Referral were voted on separately, if these sections are the inter-related and would one vote against one topic effect the other(s). Ms. Hill stated that one would not alter the other if it was adopted and the others were not.

Executive Session to Discuss Potential Real Estate Purchase by the Town of Washington per 8-24

Mr. Frank stated that it appears that a referral for an 8-24 report is premature and that the Planning Commission does not need to take action until a further request is made. Executive Session was not necessary.

Adjournment

Motion:

to adjourn at 8:13

by Ms. Gager, seconded by Ms. Braverman.

Ms. Roberts adjourned the meeting.

Respectfully Submitted,

Shelley White
Land Use Clerk