

# July 6, 2004

MEMBERS PRESENT: Mr. Byerly, Mr. Charles, Mr. Rimsky, Mrs. Roberts

MEMBERS ABSENT: Mr. Bender

ALTERNATES PRESENT: Mr. Fairbairn, Mr. Frank

ALTERNATES ABSENT: Mr. Buck

STAFF PRESENT: Mr. Sears, Mrs. Shade

ALSO PRESENT: Mr. Boling, Maria Taylor, Residents, Press

## REGULAR MEETING

Mr. Charles called the meeting to order at 7:35PM. He seated the members and Alternate Fairbairn for Mr. Bender.

### Consideration of the Minutes

MOTION: To accept the 6/1/04 Regular Meeting minutes as presented. By Mrs. Roberts, seconded by Mr. Rimsky and passed 5-0.

The 5/25/04 Special Meeting minutes were accepted as corrected. Pg. 1; Mr. Rimsky stated he was not present at the meeting.

MOTION: To accept the 5/25/04 Special Meeting minutes as corrected. By Mr. Rimsky, seconded by Mr. Byerly and passed 5-0.

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

### Pending Applications

#### **Taylor /38 New Preston Hill Road /2 Lot Resubdivision**

The Commissioners looked over the Proposed Site Development Plan by Brian Neff, revised 7/3/04, for Maria Taylor's 2 lot resubdivision. After a brief discussion, the members agreed they had considered this application fully and everything appeared to be in order.

MOTION: To approve the application submitted by Maria Taylor, 38 New Preston Hill Road, for a 2 lot resubdivision. By Mr. Rimsky, seconded by Mr. Frank and passed 5-0.

Subsequent to the discussion and motion on the Taylor resubdivision, Mrs. Roberts read a note from Land Use Coordinator, Mrs. Hill, which stated: "If the Commission decides to approve the application, it should condition that the mylar to be filed in the Town Clerk's Office must include a note that Lot#2 requires an engineered septic system". The members will discuss whether to amend the motion at the next meeting.

At 7:44PM, Mr. Charles continued the meeting until after the Public Hearing.

## CONTINUATION OF PUBLIC HEARING

#### **Beck /129 Calhoun Street /2 Lot Resubdivision**

Mr. Charles reconvened the Public Hearing at 7:46PM. He seated the members and Alternate Fairbairn for Mr. Bender.

Mr. Charles read a letter from Mr. Beck, dated 7/1/04, requesting a continuation of the Public Hearing until August as he will be out of town.

He also read a letter from Atty. Kelly dated 6/4/04, in which he stated he represents the Smiths, 135 Calhoun Street and the Greenfields, 12 Ives Road, all of whom have objections. Mr. Charles said the Planning Commission would like to give Mr. Beck an opportunity to respond.

Atty. Miles advised the Planning Commission that since he has represented Mr. Beck on previous occasions, he felt he should recuse himself from commenting on this project. The Planning Commission is in the process of finding another attorney.

MOTION: To continue the Public Hearing at the request of Mr. Beck, 129 Calhoun Street, to consider his application for a 2 lot resubdivision until the next meeting on 8/3/04. By Mr. Fairbairn, seconded by Mr. Byerly and passed 5-0.

Mr. Charles continued the Public Hearing at 7:55PM. This Public Hearing was recorded on tape, which is on file in the Land Use Office, Bryan Memorial Town Hall, Washington Depot.

## REGULAR MEETING

Mr. Charles reopened the Regular Meeting at 7:57PM and seated the members and seated Alternate Fairbairn.

## Pending Applications

### **Scenic Road Designation for Shinar Mountain Road**

The Commission did not discuss the scenic road application since a Public Hearing had previously been set for the August 3rd meeting.

## Other Business

### **Referral from Board of Selectmen /Green Hill Road /Parking Lot Property /Installation of Sidewalk**

Mr. Sears, First Selectman, began by referring to the letter and drawing which was sent on 5/11/04 to the Planning Commission. He stated the Board of Selectmen had voted in favor of placing a new sidewalk on Town property and hopes the Commission will give their approval. The sidewalk will be removed from the property of Mr. Houldin and Mr. Read and placed on Town property. Mrs. Roberts said that makes eminent sense. She also urged the use of more pervious materials rather than cement. After additional consideration, the members all agreed they had no objections.

MOTION: To approve the referral from the Board of Selectmen as proposed in the letter and drawing submitted by Mr. Sears, First Selectman, dated 5/11/04 for acquisition of property with sidewalk at 4 Green Hill Road. By Mr. Fairbairn, seconded by Mr. Frank and passed 5-0.

Referral from Board of Selectmen /Discontinuance of Section of Old Bee Brook Road and Section of West Mountain Road

Mr. Sears asked the Commission to omit the discontinuance of the section of West Mountain Road.

Mr. Sears presented a drawing to the Commission marked "Drawing A", received 7/6/04 and said adjacent homeowners were notified of this meeting. He noted that this section of Old Bee Brook Road, if discontinued, could be used as a nature walk, etc. If the Commission approves this tonight, he will call a Special Town Meeting.

A discussion ensued regarding the difference between "discontinuance" and "abandonment". Mr. Sears said he would check on the proper legal term. Mr. Boling suggested framing the motion to state there was no objection to discontinuing or abandoning.

MOTION: To approve the request from the Board of Selectmen to discontinue and abandon that portion of Old Bee Brook Road as set forth in Drawing A (received 7/6/04). By Mr. Fairbairn, seconded by Mr. Rimsky and passed 5-0.

#### Review of Subdivision Regulations /Subcommittee Report

The Commission agreed they should wait to review the Subdivision Regulations when Mr. Bender comes back.

#### Depot Business District Study

The members discussed their ideas for requesting proposals from various firms regarding the Depot.

Mr. Charles asked the members to express their ideas. He hopes that after a final study of the RFP's, the Town will find the right firm with a good price.

Mr. Rimsky said he is concerned about a delay in time. He does not want to see this run into the holiday season. He suggested sending out requests to several firms. At the front of the RFP the Commission should stress the points they want the firms to present and ask what it will cost. The best firm should be selected and asked for two or three quick scenarios, and then ask them make a presentation to the community. The firm selected must have the capacity to bring visual information, such as models or renderings for a public meeting and also bring information on economic trends that may impact on the Depot.

Mr. Byerly commented that he also thought the presentation to the public would be best done with models. Then everyone could have a look and ask questions. All agreed.

Mr. Frank said he agreed with the statement in the 6/1/04 minutes - "Mr. Plattus recommended either an architectural firm or a firm with strong engineering ties for drafting specific implementation strategies". The RFP should reflect a vision for the Town, economic factors, and deliverables (what product is the Town getting and how is the plan to be implemented).

Mr. Sears discussed with the members the vision for the Town; ways to address issues such as community development, housing for young couples, empty nesters, more affordable commercial rentals, etc. They all thought developers should be given guidelines for developing property in the private sector. The growth of the Depot will be administered by the Town. They discussed the need for in-town residences and the importance of people being able to walk around the center of Town. The commissioners concluded this issue crosses all economic lines.

Mr. Charles asked each of the members to put together a list of issues that address their vision for the Town and specific suggestions regarding the RFP and give that list to Mrs. Hill, Land Use Coordinator,

by Monday the 19th. All agreed.

MOTION: To adjourn the meeting. By Mr. Frank.

Mr. Charles adjourned the meeting at 9:05PM.

FILED SUBJECT TO APPROVAL

Respectfully Submitted,

Martha T. Shade, Secretary