

TOWN OF WASHINGTON

Bryan Memorial Town Hall

Post Office Box 383

Washington Depot, Connecticut 06794

Planning Commission Regular Meeting

**MINUTES**

January 6, 2022

7:30 P.M. – Meeting via Zoom

**MEMBERS PRESENT:** Chairman Hileman, Ms. Matteo, Mr. Rimsky, Ms. Gager

**ALTERNATES PRESENT:** Ms. Averill

**ALTERNATES ABSENT:** Mr. Mongar

**STAFF PRESENT:** Ms. White, Ms. Rill, Ms. Gorra

**PUBLIC PRESENT:** C. Charles, D. Varnish, R. Solomon, M. Solomon, H. Barnet

**Call to Order:**

Chairman Hileman called the meeting to order at 7:31pm.

**Seating of Members/Alternates:**

Chairman Hileman, Ms. Matteo, Mr. Rimsky and Ms. Averill were seated. Ms. Gager arrived at 7:35pm and was seated.

**Consideration of the Minutes:**

**MOTION:** To accept the December 1, 2021 Washington Planning Commission Meeting Minutes as submitted, by Ms. Matteo, seconded by Mr. Rimsky, passed 5-0 vote.

**Motion to Include Items Not on Agenda:**

There were no items to include on the Agenda

**Election of Officers:**

**MOTION:** To elect Mr. Hileman as Chairman of the Washington Planning Commission for the 2022 Calendar year, by Mr. Rimsky, seconded by Ms. Matteo, passed 5-0 vote.

**MOTION:** To elect Mr. Rimsky as Vice Chairman of the Washington Planning Commission for the 2022 Calendar year, by Chairman Hileman, seconded by Ms. Matteo, passed 5-0 vote.

**New Applications:**

There were no New Applications

**Pending Applications:**

There were no Pending Applications

**Committee Reports/Updates:****Sustainability Committee:**

Ms. Matteo reported that there would be a Sustainability workshop in February – with the main topic being natural disasters. Mr. Charles suggested that Sustainability be brought to the forefront of the 2023 Plan of Conservation and Development.

**Economic Development Committee:**

Ms. Gorra reported that they are working on the guidebook of Washington with the Washington Business Association. They have also been working on the feasibility of a daycare center located at the former high school (current Region 12 offices).

**Referral re: Proposed Revisions to Zoning Regulations:****Sections 14.3; 14.7.13, 21.1.65 - Trees**

Chairman Hileman stated that the Zoning Commission put forth a referral regarding specimen trees. He noted that the Subdivision Regulations currently define the diameter of a specimen tree at 24 inches or greater, while the proposed revision defines the diameter at 16 inches or greater, therefore the Subdivision Regulations would have to conform to the Zoning definition.

Chairman Hileman questioned if the language was enforceable, noting that they seemed to be more recommendations than regulations. He suggested that the Planning Commission read over the proposed language prior to next month's meeting.

Ms. Matteo added that her biggest concern regarding this language would be Lake Waramaug, noting that the lake was the dirtiest it has been in some time this year, and while an abundance of rain was partly to blame, the amount of clear cutting has also been a contributor. She worried that enforcement would be an issue. She questioned if a fine could be implemented or if a Zoning Permit could be delayed until remediation of an issue with a project.

The Commission discussed the absence of an enforcement mechanism with the referral and questioned what could be done. Chairman Hileman agreed to craft a response for the Commission to consider at the February Meeting.

**Continued Discussion – 2023 Plan of Conservation and Development:****Review of Informal Conversations to Date:**

The Commission discussed their previous conversations regarding the plan. Chairman Hileman had prepared a power point of the most notable issues and concerns.

#### Set Plan of Action for 2022:

The Commission discussed holding conversations and forums with the public, including New Preston, Marble Dale, Lake Waramaug, The Depot and Washington Green separately.

Chairman Hileman asked the Commission to consider if they felt a consultant should be hired to help in the process. Mr. Rimsky stated that he felt a consultant would be helpful, particularly regarding Zoning issues. Chairman Hileman stated that the most common areas of concern in discussions with stake holders in the community were Housing, Sustainability and Enforcement. Ms. White explained that she and Ms. Haverstock, Town of Washington Zoning Enforcement Officer, have been diligent regarding site visits and enforcing the regulations. She added that there is a need for Enforcement Appeals officers as there is only one officer currently.

The Commission discussed addressing the sales of homes and property in the area and if there were ways to discuss with potential buyers the regulations and what could and could not be done with a property and if this could be implemented in the POCD.

Ms. White added that she needed ALL comments on the HVA maps prior to Friday, January 7, 2022, explaining that she would be sending them out to HVA at that time.

#### Communications:

#### Administrative Business:

##### Revision of Subdivision Regulations:

Chairman Hileman has sent the Commission a draft of the revisions to the Subdivision Regulations. He added that he was pleased to see that the Commission has made progress with several of the chapters included in the regulations. He encouraged the Commission to review the document and at future meetings they would work on a section at a time.

##### Training for Land Use Commissioners:

All Land Use Officials will now be required to have 4 hours of training every two years. This will officially be required in 2023. The courses will now be available online. The Land Use Office will be updating Commissioners as to what courses will be available and when.

#### Other:

Ms. Gorra stated that regarding the HVA maps, she has observed that several areas are incorrect and felt that the Planning Commission should discuss the areas in question. Chairman Hileman stated that he was aware of the errors on the Land Use Map, but wanted the other maps to be submitted as soon as possible.

**Adjourn:**

**MOTION:** To adjourn the January 5, 2022 Washington Planning Commission Meeting at 8:54pm, by Mr. Rimsky, seconded by Ms. Gager, passed 5-0 vote.

To listen to this evenings recording, please click here:

[https://townofwashingtongcc-my.sharepoint.com/:u:/g/personal/trill\\_washingtonct\\_org/ETKw33hs8VFAqS-cUku27dkBn2Q\\_fUSJbKhSQ5CjveQKjw?e=Arhbkl](https://townofwashingtongcc-my.sharepoint.com/:u:/g/personal/trill_washingtonct_org/ETKw33hs8VFAqS-cUku27dkBn2Q_fUSJbKhSQ5CjveQKjw?e=Arhbkl)

**Respectfully Submitted,**

**Tammy Rill  
Land Use Clerk  
Town of Washington**

**January 6, 2021**

\*Minutes are subject to approval