

March 20, 2013

Special Meeting

9:30 a.m., Upper Level Meeting Room

MEMBERS PRESENT: Mr. Fitzherbert, Mr. Reich, Mr. Solley, Mr. Werkhoven

ALTERNATE PRESENT: Dr. Craparo

STAFF PRESENT: Mr. Ajello, Mrs. Hill

Mr. Solley called the revision of the Zoning Regulations subcommittee meeting to order at 9:33 a.m.

The following sections were discussed and it was determined that either a) further consideration was warranted, b) legal advice was needed, or 3) the section should remain as is.

Section 21: A definition for “storage box” will be drafted in the future.

21.1.30: The definition of “float” will remain as proposed at the last meeting.

7.1, 8.1, 9.1, and 10.1: References to protecting the rivers flowing through the New Preston and Washington Depot business districts and their river viewsheds will be added to Sections 7.1 and 8.1 and the Commission’s attorney will be consulted regarding the most appropriate way to add references to the Town Plan of Conservation and Development and how to ensure that development within each village center will be in keeping with the Plan and the character of each.

7.4, 8.4, 9.4, 10.4: The Commission will consider whether the construction of all new commercial buildings in all of the business districts should be permitted by Special Permit.

11.2: Mrs. Hill suggested that a copy of the Residential Density Determination Form be included in the Regulations to help explain the density regulations. She will bring copies of the form to the next subcommittee meeting and this section will be discussed at that time.

11.3.2: Soil based zoning was discussed and it was the consensus that the current lot size requirements are one factor that contributes to the high cost of housing in Washington. Mr. Fitzherbert noted that if the 2013 Plan of Conservation and Development recommends more housing, the Zoning Commission will have to look into how it can make that happen.

The proposed language for all revisions agreed upon at this meeting is attached.

Mr. Fitzherbert said he had asked Atty. Zizka and Atty. Olson to review the Regulations and to make recommendations regarding revisions they think are needed and to advise the Commission about how to improve public hearing procedures.

The next subcommittee meeting was scheduled for Tuesday, March 26, 2013 at 9:30 a.m.

Mr. Solley adjourned the meeting at 11:50 a.m.

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Janet M. Hill, Land Use Administrator