

August 1, 2006

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

ALTERNATES PRESENT: Mrs. Braverman, Mr. Carey, Mr. Fowlkes

STAFF PRESENT: Mrs. Hill

ALSO PRESENT: Mr. Fairbairn, Mr. Hart, Mr. Sears, Press

REGULAR MEETING

Mrs. Roberts called the meeting to order at 7:30 p.m. and seated Members Charles, Frank, Gager, Rimsky, and Roberts.

Consideration of the Minutes

MOTION: To accept the 7/5/06 Regular Meeting minutes as written. By Ms. Gager, seconded by Mr. Frank, and passed 5-0.

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

Pending Application

Potter/253 Old Litchfield Road/2 Lot Subdivision

Mr. Charles recused himself. Alternate Fowlkes was seated. Representing the applicants, Mr. Fairbairn informed the Commission the Inland Wetlands Commission had not yet acted on the application. He elected to table further discussion until Wetlands approval was received. He submitted a request for a 65 day extension. Mrs. Hill gave him a copy of her 8/1/06 review, which detailed the items still missing from the application.

Application for Scenic Road Designation for Rabbit Hill Road

Mr. Hart, Rabbit Hill Road resident, was present.

It was noted the entire length of the Washington portion of Rabbit Hill Road was included in the application. Supporting documents; photos, Assessor's map, and the list of supporting property owners were circulated. To answer a question raised at the last meeting, Mrs. Hill said there was no requirement to refer the application to the Town of Warren.

Mr. Charles noted 300 feet of road frontage was not accounted for in the list of property owners submitted. He asked Mr. Hart to indicate on the map, which of the property owners were in support of the application.

A site inspection was scheduled for 5:30 p.m. on Monday, August 21, 2006. The commissioners will meet at the intersection of Rabbit Hill Road and Rt. 202.

A public hearing was scheduled for 7:30 p.m. on Tuesday, September 5, 2006 in the Land Use Meeting Room, Bryan Memorial Town Hall.

Other Business

Depot Study

Ms. Gager reported Mr. Werkhoven had agreed to moderate the two public informational meetings in August. The subcommittee had met with him once and would meet with him again to strategize the format of the meetings.

The moderator's job and purpose of the meetings were briefly discussed. Mr. Werkhoven would make it clear the Commission would consider all comments, but would generally not respond during the meetings unless there were very pointed questions. It was hoped he would be able to elicit public comments pertaining only to the three topics listed on the agenda: parking, pedestrian access, and the proposed greenway. Mr. Fowlkes noted Mr. Werkhoven would not be expected to answer any questions, but could ask the commissioners if they cared to comment, so there would be some response even if not an immediate, direct response to questions raised.

Mr. Charles noted Mr. Morehouse, the traffic engineer from Wilbur Smith, agreed to attend both meetings. Ms. Gager will brief him on the topics to be covered and get his feedback prior to the meetings.

Mrs. Roberts said she would urge the Zoning commissioners to attend the meetings because they have been considering parking regulations and this would help to coordinate efforts.

It was noted at least 20 minutes would be spent per topic with an additional time period for general comments at the end. Mr. Sears suggested that visual aids be used, for example, to show where parking is available. He and Ms. Gager volunteered to assemble some maps, which could be projected while the various topics were under consideration. Mrs. Roberts and Mrs. Braverman volunteered to map the current parking spaces so they can be compared with any new proposal. Mr. Sears said he was also working on a scale plan of the Danbury Mall so that the distance from its parking lots to its stores could be compared to distances in the Depot.

Publicity was discussed. Press releases will be sent to the local newspapers. Mr. Sears suggested that the local businesses, the Washington Art Association, those residents who have already expressed their concern, etc. be personally invited. Mrs. Roberts noted she had personally invited all of the businesses to attend the charrette and said she would contact them all again about the meetings. Mr. Sears also suggested an announcement be put on the Town website and that an effort be made to reach weekenders. Ms. Gager volunteered to call residents from a list of names to be provided by Mr. Sears.

First Cuts for Affordable Housing: Mr. Sears noted the state had enacted legislation, which would allow towns to pass an ordinance that would allow property owners a free first cut if it were to be used for affordable housing. He thought there should be a corresponding revision in the town land use regulations and said he was working on an ordinance to be voted on at the October Town Meeting. It was generally thought that first cuts were under the jurisdiction of the Zoning Commission. Mr. Sears will consult with the Zoning Commission.

Revision of the Zoning Regulations/Setback and Coverage in the New Preston and Washington Depot Business Districts: Mr. Sears reported that the Zoning Commission had approved the proposed revisions at its last meeting. Mr. Charles noted Mr. Donovan from Wilbur Smith had reviewed the draft, had been supportive, and had recommended some constructive changes in the language, which were subsequently adopted.

MOTION: To adjourn the meeting. By Ms. Gager.

There being no further business, Mrs. Roberts adjourned the meeting at 8:11 p.m.

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Janet M. Hill

Land Use Coordinator