

June 2, 2009

7:30 p.m., Land Use Meeting Room

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

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

Staff Present: Janet Hill, Shelley White

Regular Business

Call to Order

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

Seated: Frank, Gager, Jahnke, Rimsky, Roberts

Consideration of the Minutes

Motion: to accept the May 5, 2009 Regular Meeting Minutes of the Planning Commission as submitted, by Ms. Gager, seconded by Mr. Frank, by 5-0 vote.

Motion: to include subsequent business not already posted on the Agenda, Re: Cluster Development/Subdivisions, by Ms. Gager, seconded by Mr. Rimsky, by 5-0 vote.

New Applications

There were no new applications

Other Business

Procedures and Template for Conservation Easements:

Ms. Hill stated she had not heard anything from Attorney David Miles yet.

Revision of the Subdivision Regulations:

Ms. Gager stated she would have to submit the revisions in July under the new budget. Ms. Hill stated that the commissions seemed to support sending subdivision applications that have an archaeological or historic area of concern to the State. Ms. Hill asked the commission what procedure they would like to follow, 1) the application for a subdivision would be reviewed in the Land Use Office or by the Planning Commission and they would make a decision as to whether it be sent to the State Archaeologist or 2) send all applications directly to the State Archaeologist and let them make the decision. Mr. Rimsky did not agree that all applications should be sent to the State. He stated that a map with the sensitive areas in town would help determine if an applicant falls within an area of concern. There was a discussion on obtaining an updated map of archaeological sensitivity. Mr. Frank stated a tool that would trigger a reference is needed and this could indicate whether or not the application should be sent to the State. Mr. Frank stated that the town should protect the sites but not place an unreasonable burden on the property owner. Ms. Gager stated she would check with Betsy Corrigan to see if she has received an updated version of this map.

Report on Greenway Committee meeting by Mrs. Roberts:

Ms. Roberts stated she attended the Greenway Committee on their walk of the 10 Titus Road property with Peter Talbot. Ms. Roberts explained some history about the property. She stated there was a proposed plan to put in a septic system and another plan to put in soccer fields. The Town of Washington decided a policy to leave this parcel alone until a use that would best benefit the town could be figured out. Ms. Roberts asked the current Planning Commission Members if they are in favor of this policy. Ms. Roberts stated that future technology and needs could reveal the best use of this parcel. Mr. Rimsky

stated the Greenway Path along the river buffer is reasonable passive use. Mr. Carey stated there has been exhaustive research on the best use for this property and it is best left alone at this time. There was a discussion about a proposed dog park. Mr. Carey stated it was not well received because there are plenty of trails for dog owners to walk their dogs. Mr. Rimsky suggested that a communal garden would be a good use. Ms. Gager discussed the liability of the town and the need for fencing and parking are issues. It was the consensus that the Planning Commission should reaffirm, for the record, that it supports the current town policy of not approving any plans for 10 Titus Road until it is determined what the best and most appropriate use of the property will be.

Report on 5/13/09 economic seminar by Mr. Carey:

Mr. Carey stated he and Mr. Averill attended this seminar. Mr. Carey stated that Mr. Gibbons had made a comment on Special Permit Zoning. Mr. Carey talked about Mr. Gibbon's presentation on how to do and when to start a master plan of development and conservation. He stated the statutes do not say that that every 10 years you have to make a new plan, but rather revise, build on it and modify it. Mr. Carey stated the economic development section of the seminar did not seem to fit towns in Litchfield County. He stated that the only applicable discussion was regarding promoting tourism.

Mr. Rimsky asked Ms. Gager if, in the interest of economic development, Steep Rock had any discussions to encourage a revitalization of organic farming. Ms. Gager stated she was not on Steep Rock, however, it became clear to her, during the process of obtaining the lease for the garden at Macricosta, that, since Steep Rock received state funding to purchase the property, statutes state they cannot make any profit off of the preserved land. She stated one possibility would be that the donor of the land could put a stipulation on the donation that it stays or a portion of the land stays agricultural.

Subsequent Business

Cluster Development/Subdivisions:

Ms. Gager stated that she has talked with Ms. Payne, Mr. Markert and Mr. Sonder of the Conservation Commission and Mr. Fitzherbert of the Zoning Commission. She stated they discussed what could be done to create open space by clustering subdivisions on parcels while allowing the utilities and other services to be installed in the open space.

Adjournment

Motion: to adjourn by Ms. Roberts.

Ms. Roberts adjourned the meeting at 8:15 pm

Filed subject to approval.

Respectfully Submitted,
Shelley White
Land Use Clerk