

July 7, 2009

Regular Meeting
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: Shelley White

Also Present: Ann Compton

Regular Business

Call to Order

Ms. Roberts called the meeting to order at 7:31 pm.

Seated: Frank, Gager, Jahnke, Rimsky, Roberts

Consideration of the Minutes

The Minutes of June 2, 2009 were considered.

Motion: to accept the June 2, 2009 Regular Meeting Minutes of the Planning Commission as submitted, by Mr. Frank, seconded by Ms. Jahnke, 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. Frank, by 5-0 vote.

New Applications

There were no new applications

Other Business

Referral from Board of Selectmen /CGS 8-24/ 59 East Shore Road/Phase II/ Town Beach:

Selectman Nick Solley presented the Landscaping Plan for the Town of Washington Town Beach, by Dirk Sabin, Landscape Architect, dated 6/23/09. Mr. Solley explained the proposed plan includes tearing down the existing beach cottage and rebuilding a two-bedroom beach cottage. The top floor will be living quarters for the caretaker of the beach property and the bottom floor will be public space. The first floor will have a unisex, handicapped access, bathroom, two other bathrooms (mens & womens), an office, mechanical room and a boat storage garage for the fire department airboat. The upstairs will be a two-bedroom, bathroom, kitchen and living area. Mr. Solley explained that in order to accommodate the airboat the proposed cottage would be 4'6" higher than the existing cottage. The existing septic tank and pump chamber will be positioned next to the building because of health requirements. He explained the width increase in the parking area, improvements to the drainage with the addition of a bio-filtration system. Mr. Solley stated there would be a gravel path to a new dock. He stated the Town of Washington must provide an eight-foot right of way to the deed holders that live across the lake and on Flirtation Avenue. The new dock will be closer to parking area and the public entrance. A new 4 ft. high fence will replace the chain link fence along the parking area.

Ms. Roberts asked if the fence would be high enough. Mr. Solley stated that the property is not prohibited to the public.

Mr. Frank asked if the deed holders have the right to access the beach at a particular location. Mr. Solley stated he did not think so but the town is obligated to provide an eight-foot legal access way that must abut a town road and lead to the lake.

Mr. Carey stated the rendering of the cottage shows an overhead power feed that is interrupting the view of the lake as well as being inconsistent with the residential requirements of having all the wiring of new structures be underground. Mr. Solley stated the wiring would go from the pole near the house, underground to the compressor building and then to the house.

Ms. Gager asked where the parking for the cottage would be located. Mr. Solley stated the caretaker could park in the low-pitched access way to the airboat garage or the end bay of the main parking area.

Mr. Carey asked how the cottage would be heated. Mr. Solley stated it would be heated with propane and that the airboat garage must maintain at least 55 degrees in order for the boat to start.

Ms. Gager asked if maintenance would be required on the bio-filters. There was a discussion regarding how the bio-filters will work. Mr. Solley stated that the bio-filter would not need maintenance as long as it is performing correctly.

Mr. Frank asked if the Inland Wetlands Commission approved the plan. Mr. Solley stated they had one more meeting with the I/W Commission and they should receive approval at that meeting.

Mr. Carey asked if the lighting would comply with the new residential lighting regulations. Mr. Solley stated there would be a porch light and a floodlight over the airboat garage but they have not discussed the lighting plan at this point.

Ms. Roberts stated she would provide a letter of approval on behalf of the Planning Commission.

Referral from Zoning Commission/Revision of Zoning Regulations/Sections 6.4.13 and 12.14.1-12.14.3:

Ms. Gager stated the commission members should review the Revision of Zoning Regulations and talk about it at the August 4, 2009 meeting.

Procedures and Template for Conservation Easements:

Mr. Frank stated that Attorney Miles has given the Conservation Commission his comments and they have not had a chance to completely review them. Ms. Gager suggested they would wait for comments from the C.C. and have a discussion at the September 1, 2009 meeting.

Revision of the Subdivision Regulations:

Ms. Gager stated the Planning Commission should choose the planner they would like to send their regulations to. She stated Ms. Hill informed her that the planner estimates were in the same price range. Ms. Roberts stated she thought the three planners in question were all good for the job. She stated she was in favor of hiring Marty Connor because he is familiar with the town and has currently worked with the Washington Land Use Office. It was the consensus of the Planning Commission that Mr. Connor should be hired.

Motion: to have Janet Hill, Land Use Administrator, hire Mr. Martin Connor for the revision of the Subdivision Regulations, by Ms. Gager, seconded by Mr. Rimsky, by 5-0 vote.

Communications

Ms. Roberts reminded the Planning Commission there is a Land Use Seminar on September 26, 2009 and

that if they would like to attend they would need to send in the application as well as contact Phyllis in the Selectmen's Office.

Public Comment

There was not anyone from the public present.

Subsequent Business

Cluster Development/Subdivisions:

Ms. Gager stated that the Conservation Commission would need to define the purpose of this committee. Ms. Roberts stated she thought they should consider revising the name of the committee. Ms. Gager stated the intention is to communicate to a developer that one section of a site could be developed while a large portion could be left as open space. Mr. Frank stated this would require a revision of the Zoning Regulations. Ms. Gager stated it would require a revision in the Zoning Regulations but not with Planning. There was a discussion of multiple house septic systems. Ms. Gager stated she discourages this.

Adjournment

Motion: to adjourn by Ms. Roberts.

Ms. Roberts adjourned the meeting at 8:20 pm

Filed subject to approval.

Respectfully Submitted,
Shelley White
Land Use Clerk