

# August 4, 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, Ms. Braverman

**Alternates Absent:** Mr. Fowlkes

**Staff Present:** Shelley White

## Regular Business

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

Seated: Frank, Gager, Jahnke, Rimsky, Roberts

**Consideration of the Minutes** The Minutes of July 7, 2009 were considered.

Mr. Carey stated that he was concerned that the language was too expansive in the 2nd sentence on page 2 that reads: 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 Commission discussed clarifying the language. It was the understanding of the Planning Commission that the intention was that the Town is obligated to provide access only to those property owners who had deeded rights to such access.

Motion: to accept the July 7, 2009 Regular Meeting Minutes of the Planning Commission as submitted subject to the clarification, by Mr. Frank, seconded by Ms. Gager, by 5-0 vote.

## Other Business

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

Ms. Hill stated that some time ago the Zoning Commission amended it's regulations by adding section 4.4.17 to allow, by Special Permit, accessory structures involved with the operation and maintenance of a golf course in the R-1, Farming and Residential District because golf courses are non conforming uses and any structure on the property would have required a variance. She stated the Lake Waramaug Country Club requested the same provision to be added to the R-3 Lake Waramaug Residential District as Section 6.4.13 under Uses Permitted by Special Permit.

The Planning Commission had no objections.

Ms. Hill stated that a pool contractor recommended a revision of sections 12.14.1-12.14.3. The contractor asked that only noise generating pool related equipment be required to be located within 50 feet of the pool served. The Planning Commission had no objections to this revision.

### Procedures and Template for Conservation Easements:

Mr. Gager stated that they are waiting for feedback from the Conservation Commission.

### Revision of the Subdivision Regulations:

Ms. Hill distributed copies of a letter she wrote to Martin Connor, dated August 3, 2009, regarding hiring him to review the proposed amendments to the Washington Subdivision Regulations. The Commissioners approved the letter for Ms. Hill to send.

## 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 let Ms. Hill know.

**Adjournment**

Motion: to adjourn by Ms. Roberts.

Ms. Roberts adjourned the meeting at 7:50 pm

Filed subject to approval.

Respectfully Submitted,  
Shelley White  
Land Use Clerk