

January 5, 2010

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

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

Members Absent: Ms. Gager

Alternates Present: Mr. Carey, Ms. Braverman

Alternates Absent: Mr. Fowlkes,

Staff Present: Shelley White, Janet Hill

Also Present:

Regular Business

Call to Order

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

Seated: Frank, Roberts, Jahnke, Carey, Alt (for Gager), Braverman, Alt (for Rimsky)

Consideration of the Minutes

The minutes of December 1, 2009 were considered.

Corrections:

Page 2:

Motion: at the bottom of the page should read: to approve the proposed amendments to Sections 7.3.7, 7.14.17, 8.3.7, 8.4.20 and 9.4.1.d, relating to Eating and Drinking Establishments by Special Permit in all business districts, as consistent with the Plan of Conservation and Development....

Motion

to accept the December 1, 2009, Regular Meeting Minutes of the Planning Commission as corrected, by Ms. Braverman, seconded by Mr. Carey, passed by 5-0 vote.

Subsequent Business

Motion:

to include subsequent business not already posted on the Agenda under V. Other Business:

C. Election of Officers and

D. Discussion of Setting Priorities For Beginning Work on The Plan of Conservation and Development, by Ms. Roberts, seconded by Mr. Frank, by 5-0 vote.

New Applications

There were no new applications.

Other Business

Procedures and Template for Conservation Easements

Mr. Frank submitted revisions he made to the Deed of Conservation Restriction. Ms. Hill stated they would be given to the Conservation Commission for review.

Revision of the Subdivision Regulations

The commissioners reviewed the latest draft of the Subdivision Regulations. Mr. Frank had many corrections; most of them technical. There were several questions for Mr. Connor, consultant. These included: 1) Section 1.2.C: Shouldn't the reference to downstream impacts be more specific, 2) Section 2.2.23 and elsewhere: The Commission does not think the terms, "parcel" and "lot" are synonymous, 3) Throughout: Should language from the state statutes be used when it does not specifically apply to Washington, 4) Section 2.2: Some additional terms that should be defined were noted, and 5) Sections 3.2.1.Q and 9.0: The commission asked for more information on water supply reports and its responsibility regarding water supply on proposed lots. Mrs. Hill was directed to consult with Atty. Zizka about the legality of existing Section 5.8.4.A, which Mr. Connor had recommended be deleted. Mrs. Hill will make all noted corrections, contact Mr. Connor and Atty. Zizka, and report back to the Commission at the next meeting.

Discussion re: Setting Priorities For Beginning Work on The Plan of Conservation and Development

Ms. Roberts asked if the Planning Commissioners would consider proactive measures that would encourage businesses in the Depot. Mr. Carey stated that he feels, because of timing, that if the Master Plan of Development were made more permissive there would be an adverse effect on the law of supply and demand. He stated that the Depot has a sufficient supply of commercial spaces that should be maintained and fairly priced. Ms. Roberts stated that she felt that a vital village center would be beneficial to the Town. Mr. Rimsky stated that he feels that a healthy town center should have some kind of "gravitational pull" and that there has to be something that brings commerce to that area. He stated that in order for the Depot businesses to stay viable they need people to have a reason to come into the Depot and not go to other places outside of Town. He stated that, as a first step, the Planning Commission should review the existing Plan of Conservation and Development and revisit what was recommended to be done, what has been done and what still needs to be done. Mr. Rimsky suggested the Planning Commission should start a dialog with the community and business owners of the Depot. Ms. Roberts requested that the members of the Planning Commission come to the next meeting in February with lists or suggestions regarding where to start, what has been accomplished and what needs to be done with The Plan of Conservation and Development.

Election of Officers

Motion:

to nominate Ms. Addie Roberts as Chairman of the Town of Washington Planning Commission, by Mr. Frank, seconded by Ms. Jahnke, by 5-0 vote.

Motion:

to nominate Ms. Sarah Gager as Vice Chairman of the Town of Washington Planning Commission, by Mr. Frank, seconded by Ms. Jahnke, by 5-0 vote.

Communications

There were no communications to discuss.

Public Comment

There was not anyone from the public present.

Adjournment

Motion: to adjourn at 9:40 by Ms. Roberts.

Ms. Roberts adjourned the meeting.

Filed subject to approval.

Respectfully Submitted,
Shelley White
Land Use Clerk