

August 3, 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: Mr. Solley, Mr. Charles

Ms. Roberts called the Public Hearing to order at 7:34 pm.

Seated: Frank, Roberts, Gager, Jahnke, Rimsky, Carey

PUBLIC HEARING

There were no public hearings scheduled.

REGULAR MEETING

Consideration of the Minutes

The minutes of July 6, 2010 were considered.

There was a brief discussion regarding a quote from Mr. Fowlkes.

Motion:

to accept the July 6, 2010, Regular Meeting Minutes of the Planning Commission as submitted, by Mr. Rimsky, seconded by Mr. Frank, passed by 5-0 vote

Subsequent Business

Motion:

to include subsequent business on the agenda under section VI. Other Business to discuss Flood Plain Mapping Process with Selectman Solley, by Ms. Roberts, seconded by Mr. Frank, passed by 5-0 vote.

Motion:

to include subsequent business on the agenda under section VI. Other Business to discuss the Walker Brook Subdivision, by Mr. Carey, seconded by Mr. Frank, passed by 5-0 vote.

New Applications

There were no new applications.

Other Business

Revision of the Subdivision Regulations/Review of Archaeological Map

Mr. Frank stated that he has done a little work on the revisions. He referred to section 1.2 of the Subdivision Regulations that contains general-purpose statements that provide for the orderly development of the Town in accordance with the Plan of Conservation and Development. Mr. Frank read these statements and the addition suggested by Mr. Martin Connor. He stated that he felt that this addition by Mr. Connor was too specific to include in the general-purpose statements. Mr. Frank noted that there were terms that were defined and only used once within the regulations and he feels that in this case the term should be defined at the location it is used and that all defined terms should be capitalized throughout the document. There was a brief discussion regarding the importance of State Plane Coordinates. The Commission discussed family transfer exemptions and agreed that this matter should be looked at more closely. Mr. Frank stated that he, Ms. Gager and Ms. Hill would look over the rest of the revisions and create a comprehensive list of questions for Atty. Zizka. There was a brief discussion regarding the State Statutes regarding adjacent/adjoining property owner notification.

Mr. Charles commented that there is nothing that prevents the Planning Commission from listing standards for an application submitted under 8-30-g, however, the Planning Commission could not enforce these standards, "but if a developer sees a clear path that the town will support, it would much rather come in conforming to what the town says it would accept because there is less fear of being denied and having to go appeal through the courts."

Discussion of Flood Plain Mapping

Selectman Nick Solley was present to report on the discussions that he, 1st Selectman Lyon, Ms. Gager and Mr. Carey had regarding the Request for Proposal for the Depot Flood Plain Study. He stated that Lenard Engineering recommended photogrammetric mapping of the river basin, which Mr. Solley felt would be "financially prudent, and give us (the Town) a far broader spectrum" than only the 2-3 acres at 10 Titus Road. Mr. Solley submitted Lenard Engineering's base bid (on file in the Land Use Office), which includes estimates for mapping the Shepaug River from 1,000 feet upstream of the Route 47 Bridge (near the Fire House) to 2,500 feet downstream of the Washington Primary School, totaling 12,500 feet. Two alternate bids were included that give the option of adding an additional 7,000 feet and 13,000 feet. He stated that this type of mapping would give a cross section of the area specified and the engineers will be able to determine where the flood plain is on either side of the river. Mr. Solley stated that this bid for the aerial photography and the engineering is estimated at approximately \$30,000. He stated that over approximately three years the total cost of this project may total \$50,000- \$60,000. The second phase of the project would be to take the information that was gathered in phase 1 and either refute FEMA's maps or compare the information that FEMA has to this newly collected data. It was the consensus of the Commission that Lenard Engineering should be asked for a specific job description for this second phase. Mr. Carey stated that FEMA claims that they periodically update their maps and it is an ongoing project. Mr. Solley stated that this method of mapping has been used for years and has been proved accurate. He stated that the fly over would take place in either the November/December or March/April time period and the Selectman would continue to update the Planning Commission and eventually request money to help fund this project. Ms. Jahnke briefly discussed the Watts Fund as a possible source of additional funds.

8:20 pm. Selectman Solley leaves.

Plan of Conservation and Development /Economic Development

Ms. Roberts asked the Planning Commission members to consider how much emphasis there should be on Economic Development with the revisions of the Plan of Conservation and Development. Mr. Rimsky stated that he has gathered, from his interviews with the businesses in Town, that the businesses feel that the Town could assist in improving the commercial environment with more events such as Christmas in the Depot. The Commission briefly discussed how the Town and businesses could reach out to the

community. Mr. Rimsky suggested that a Town directory of services and businesses would be useful. Ms. Roberts asked that the Commissioners to come to the next meeting with a list of suggestions of how to bring the community together. Ms. Hill stated that the new POCD is not due until December 2013 and she suggested that the Commission consider how much they would like to change about the current POCD and possibly hire an expert to come to a single meeting to guide the Commission. The Commission agreed that the POCD is good but needs to be reinforced and strengthened. Mr. Carey stated that it is important that the POCD look 10 years ahead and realistically update what is important to the Town while protecting the school system, open space, and rural character. The Commission agreed that they should go through the lists in the back of the POCD and figure out what has been accomplished, what has not been done and what is still part of this Town's goals.

Discussion of Walker Brook Subdivision

Mr. Carey stated, it is his understanding, that there were three investors for this property and one has dropped out. He stated that he believes that the two investors that remain do not have the money to proceed and the project is now stalled.

Communications

There were no communications to discuss.

Public Comment

Mr. Charles stated that he believes that the same entity that bought the Walker Brook Road Subdivision also bought the McGugan farm. He briefly mentioned the erosion issue was as a result of the road installation at the Walker Brook Subdivision property. Mr. Charles stated that he attended this meeting because he is interested in how the update of the POCD is proceeding. He discussed two recent controversial applications and stated that a better and more detailed understanding of how these proposed uses would impact the community would have been beneficial to the community. He encourages the Community to respond and voice their concerns regarding what they would like to see in the POCD.

Adjournment

Motion: To adjourn at 9:05 pm by Mr. Rimsky, seconded by Mr. Frank.

Ms. Roberts adjourned the meeting.

Respectfully submitted,
Shelley White, Land Use Clerk