

December 6, 2011

5:30 p.m. Land Use Meeting Room

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

Members Absent:

Alternates Present: Mr. Carey, Ms. Braverman,

Alternates Absent: Mr. Osborne

Staff Present: Ms. White, Ms. Hill

Also Present: First Selectman Lyon

Ms. Roberts called the Meeting to order at 7:32 p.m.

Seated: Roberts, Frank, Rimsky, Jahnke, Braverman, Alt.

Consideration of the Minutes

Regular Meeting of 10-4-11

The Commission considered the minutes from the Regular Meeting of the Planning Commission on October 4, 2011.

Corrections:

Page 2:

1st paragraph, 2nd sentence, should read: Mr. Templeton stated that the Board of Finance looks forward to an economic development plan...

Under Review of Chapter 3 – Preserve Rural Character, Protect Water Quality, 4th sentence, should read: Ms. Gager stated that the water quality monitoring is not done by the Town.

Under Establish a Municipal Open Space Program section, last sentence should read: They will revisit this subject, and its effect on the municipal funding mill rate.

Motion

to accept the October 4, 2011 Regular Meeting Minutes of the Planning Commission as amended, by Ms. Braverman, seconded by Mr. Frank, passed by 5-0 vote.

New Applications

There were no new applications to consider.

Other Business

Discussion re: Available Grants with the First Selectman:

First Selectman Lyon stated that the NWCOG has an \$880,000 Transportation Enhancement Grant that could be used for municipal projects. One of the requirements is that the project must cost at least \$300,000 so they would be choosing 2 projects from any town that applies out of the nine towns that are in the NWCOG. He stated that he spoke to the NWCOG about spending the money on re-doing Bryan Memorial Plaza. Mr. Lyon stated that the application does not need to be handed in until January and engineered plans would not be required at the submission of the application but a budget would have to accompany the application. He stated that he estimates that the project would cost around \$350,000 to \$400,000 and after talking with Mr. Smith, Town Engineer, and other people in Town some of the

projects to consider would be to put a drainage system in the plaza, sidewalks, install curbs, install sidewalk lamps and improve the parking and traffic flow.

7:40-Ms. Gager arrives.

The Commission and First Selectman Lyon discussed the different projects that could be done. Mr. Lyon stated that all of it may not be able to get accomplished with this one grant but it would be a stepping-stone to further improvements. He stated that he would like to know that the money would be available before doing all of the work and he has come to the Planning Commission for input.

Ms. Hill stated that she felt the Planning Commission would like to see Dark Sky Friendly Lighting for any lighting project considered for the Plaza. Mr. Lyon stated that he thinks it would be a good idea to form a committee to help make decisions if the grant was awarded to the Town of Washington.

Plan of Conservation and Development

Chapter 4 – Enhance Village Centers

- Undertake a Special Study –

The Commission discussed the Depot Study. The subject of the floodplain is still an issue and the mapping of the floodplain has not been completed. The Commission agreed that this section would have to be rewritten and the relevant issues of the Depot Study could be used.

Mr. Carey stated that the Planning Commission might want to consider whether or not they would be addressing economic development in the revised POCD. The Commission decided that a chapter would be included and they would get input from the selectmen and write it with the guidance of a consultant.

- Washington Depot -

Modify Zoning Districts/Zoning Requirements – The Commission agreed that special zoning districts should be considered and that they would need to work with the Zoning Commission with this issue. Mr. Rimsky stated that he feels that encouraging mixed use adds to the strength of the village centers. Ms. Roberts stated that she feels that planning for some contingencies is a good idea because planning for what the Town wants is a good idea.

- Marbledale -

Modify Zoning Districts/Zoning Requirements - The Commission discussed the Gateway Districts. The Commission decided that this section should be rewritten with the help of a consultant and the map on page 4-5 would be revised accordingly. The side bar on page 4-6 regarding Special Permit should be deleted.

- New Preston -

Modify Zoning Districts/Zoning Requirements – The Commission did not feel that it would be necessary to have a village study done for New Preston. They stated that they would meet with the residents and rewrite this section with the guidance of a consultant.

- Washington Green –

Modify Zoning Districts/Zoning Requirements – The Commission would like to work with a consultant and the Zoning Commission to establish more specific goals and zoning requirements.

- Woodville –

The Commission agreed that it would be important to meet with the residents from the individual gateway areas and work with a consultant.

The Commission agreed that the Depot Study should be incorporated in to the Natural Resource Inventory Report.

The Commission discussed working with a firm of consultants that have specialists in all the areas needed and how they would need to define the role of the consultants. Ms. Hill stated that they need to consider this soon so that it could be asked for in the budget.

Ms. Gager stated that she would work with Janet to figure out the estimated cost of consulting for the budget.

Revision of the Subdivision Regulations

Mr. Frank stated that there was a change in the statutes that became effective last October with respect to the security the Town gets once there is a subdivision approved. He stated that the present statute states that there should be a performance bond that the contractor would finish all of the public improvements and this statutory change requires us to accept the entire performance bond as a surety bond under terms, which are very favorable to the developer and not favorable to the towns. He stated that Mr. Connors proposes that the Town has no reference to surety bonds but that we take advantage of a section, which has always been on the statute that says that the Commission may authorize the filing of a plan with a conditional approval.

The Commission discussed how this could protect the Town from liability.

Mr. Frank stated that he would like to find out what other towns have done. Ms. Hill stated that she would ask Town Counsel what they have advised other towns to do.

Administrative Business

Ms. Roberts stated that she has a concern that a newly appointed selectman, Mr. Carey, is on the Planning Commission and she is wondering if it would result in a conflict of interest. Mr. Carey stated that he would recuse himself from matters that would involve a conflict of interest.

Adjournment

Motion:

to adjourn at 9:10 pm by Ms. Gager, seconded by Mr. Rimsky

Ms. Roberts adjourned the meeting.

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Shelley White, Land Use Clerk