

# May 7, 2013

7:30, Upper Level Mtg Room

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

**Alternates Present:** Mr. Carey, Ms. Bishop-Wrabel

**Alternates Absent:** Mr. Osborne

**Staff Present:** Ms. Hill, Ms. White

**Also Present:** Mr. Bedini, Mr. Hileman

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

Seated: Ms. Roberts, Mr. Frank, Mr. Rimsky, Ms. Jahnke, Ms. Gager

## **Privilege of the Floor**

Ms. Roberts reminded the Commissioners to listen to what the public has to say and hold on to their comments until later.

It was noted that opportunity for Public Comment has been included as an agenda item before Adjournment.

## **Consideration of the Minutes**

The Planning Commission considered the minutes from the 4-2-13 regular meeting.

Motion:

To accept the April 2, 2013 Regular Meeting Minutes of the Planning Commission as submitted, by Mr. Frank, seconded by Ms. Gager, passed by 5-0 vote.

## **New Applications**

There were no new applications to discuss.

## **OTHER BUSINESS**

### Plan of Conservation and Development

#### *Revised Drafts:*

Mr. Looney, Planning Consultant, asked for input from the Commissioners on the revised Village Centers Draft. He stated that brought larger Zoning maps and asked if they would like to review them map-by-map.

Mr. Frank stated that he does not get the sense that the recommendations listed in the Village Center Draft are providing enough guidance for people in town. He feels that the POCD needs to

be an action document and that there needs to be more specifics.

Mr. Rimsky suggested that the term "Village District" be defined and the POCD should include how we visualize the villages growing for the next ten years.

The Commissioners and Mr. Looney discussed the meaning of Village Districts.

*7:55 pm, Mr. Hileman arrives.*

Ms. Gager feels that the POCD needs to direct the Zoning Commission as to what they need to do. She suggested that the POCD recommends perpendicular growth of the villages in order to prevent urban sprawl. She feels that the POCD should not be too explicit and should provide other commissions with areas to focus on.

There was a brief discussion regarding Village District Designation. Ms. Gager stated that there are a lot of different components of what can and cannot be accepted in these designated areas. The Commission briefly discussed whether the Zoning Commission would be amenable to looking into how other towns use Village District Designation.

The Commission and Mr. Looney discussed the idea of changing the zoning designation of properties around villages. Mr. Carey stated he is concerned that changing the zoning designation of a property could change the property owner's tax designation.

Ms. Gager feels that the POCD should recommend focusing consideration on specific areas but not limited to stated specific areas. Mr. Looney stated that the consultants do try to get pretty specific with strategies.

Mr. Frank asked how the septic issue affects the specific strategies recommended for Washington Depot. There was a brief discussion of a septic study of the Depot. Mr. Carey stated that would be a great expense to the Town and that it is known that sewage and water are big problems that need to be considered.

It was the consensus of the Commission that the POCD should be more of a guide of what should be in the Town of Washington rather than what currently exists.

Ms. Hill stated that the general public expressed support for enhancement of village centers but did not support business development when the Depot Study was performed.

Mr. Carey favors specificity and brevity for the recommendations in the revised POCD.

Ms. Roberts feels that the Planning Commission is responsible for providing the town with general ideas for the next ten years but not the exact implementation.

The Commissioners and Mr. Looney discussed the cost of a market study and what it would include.

There was a brief discussion regarding the concept of an Economic Development position or Committee for the town.

The Planning Commission discussed meeting with the Zoning Commission to discuss the zoning

maps. Ms. Hill stated that she would look into when the two commissions could meet.

3/7/13 Memo re: Depot Study and Plaza Improvements:

Mr. Rimsky volunteered to represent the Planning Commission for the improvement committee for Bryan Memorial Plaza.

**Communications**

Ms. Hill informed the Commissioners that the Army Corp. of Engineers are planning on installing a culvert at Shinar Mt. & Walker Brook Roads and the DEEP is required to refer all of these types of changes to Planning, Zoning and Inland Wetlands Commissions. She stated that the plans would be in her office if any of the Commissioners would like to review them.

She reminded the Commissioners that there would be a tax workshop on tax incentives for small business on May 14, 2013 at Kent Town Hall.

**Public Comment**

Mr. Bedini feels that it would be a good idea for the Planning Commission to meet with the Zoning Commission.

Mr. Hileman encouraged the Commission to make decisions and take action.

**Adjournment**

Motion:

To adjourn by Mr. Rimsky, seconded by Ms. Gager.

Ms. Roberts adjourned the meeting at 9:27 pm.

SUBMITTED SUBJECT TO APPROVAL:

Shelley White, Land Use Clerk