

# January 23, 2014

7:30 p.m. Upper Level Meeting Room

**MEMBERS PRESENT:** Mr. Carey, Ms. Gager, Mrs. Jahnke, Mr. Rimsky

**MEMBER ABSENT:** Mr. Frank

**ALTERNATE PRESENT:** Mr. Bedini

**STAFF PRESENT:** Mrs. Hill

**ALSO PRESENT:** Mr. Hileman

Ms. Gager called the meeting to order at 7:30 p.m. and seated Members Carey, Gager, Jahnke, and Rimsky and Alternate Bedini for Mr. Frank.

Mr. Hileman reported that he had completed his first round of revisions based on the written comments he had received. He said he would soon begin working to incorporate oral comments and asked that any further comments from the commissioners be submitted as soon as possible.

The following issues were briefly discussed:

## Maps:

The Commission must decide which of the maps will be included in the document and where each will be inserted. Mr. Carey noted that Mr. Frank had made comments about the map titles and the need for map references in the text. Regarding the state POCD map, Mr. Looney had said it was not legally required to include this map. It was the consensus to delete it. Plan and Appendices: These will be two separate documents so that readers may pull them up side by side on their computers. Photos:

Mr. Hileman said he had not yet received better photos. Mrs. Jahnke will send her photos of the Community Table to Mr. Hileman. Mrs. Hill said she would take a photo of the solar panels behind the Averill barn for the Sustainability chapter. Mr. Rimsky noted the Town website was being redesigned and he would consult with the webmaster regarding the availability of website photos. The Citgo photo will be eliminated.

## Condensation of Text:

Mr. Bedini asked Mr. Hileman if when he condensed the chapters he had deleted material, and if he had, what criteria had he used. Mr. Hileman said he had consolidated language and had taken out certain sections that he had known were not relevant. For example, he had deleted a section on ethnic and racial diversity in Washington. Ms. Gager asked if he had a version that would show what had been removed because the Commission would like to review and OK it. She asked him to send this to Mrs. Hill who would review it and inform the commissioners if there were any deletions that should be brought to their attention.

## Appendix A:

It was the consensus that the top chart on page A9 that indicates Washington had only 5 new housing units since 2005 should be deleted because it is inaccurate and the sentence that refers to this chart should be revised. Also a word had been omitted in the last sentence in the first paragraph on page A12 under "Housing Affordability" and this will be corrected.

#### Appendix B:

Mr. Hileman discussed two concerns raised by Mr. Frank; the accuracy of the table on page B5 and of the paragraph, "Journey to Work," on page B2. It was noted on page B5: a) the Glenholme Devereux School is the largest employer in Town, b) Region #12 employees were listed under government because the school is taxpayer funded, and c) municipal employees had not been included in the chart. It was the consensus of the commissioners that Glenholme should be moved to the school heading. On page B2, Mr. Frank had questioned where the figure of 2360 workers commuting to Town each day had come from, but had never gotten an answer from Mr. Looney. Ms. Gager asked if this could be taken out if it was not correct. Mr. Hileman will edit so that the text does not refer to something that cannot be proven.

#### Appendix C:

It was the consensus that cataloging existing businesses should be avoided. Mr. Hileman will pare down this section in each of the village center sections. It was the consensus to retain Appendix C.

#### Appendix D:

In the last paragraph on page D1, the portion of the sentence stating that this appendix presents policies, goals, and objectives will be deleted.

#### Appendix E:

In her review of the appendices, Mrs. Hill had written that she would like to see a recommendation that the Town maintain its dirt roads to help preserve its historic and rural character. Mr. Hileman noted this was contrary to one of the goals in the Community Facilities chapter. It was agreed that while the Plan should recognize the value of dirt roads, it should avoid any blanket statement regarding their preservation. Decisions regarding their maintenance should be made on a case by case basis. Also, Ms. Gager recommended that residents be encouraged to apply for scenic road designation for any roads they think should be preserved. Regarding the paragraph, "Senior Center," on page E5, Mr. Bedini thought it made the Senior Center seem better than it is. Mr. Hileman will edit this paragraph to bring it into line with previous entries about the center. On pages E7-E8 Mrs. Hill had recommended cutting down on the section, "Public School System," by deleting information regarding the Burnham and Booth schools. Mr. Hileman disagreed, saying that the public should have as much information as possible regarding the current state of the school system. Mr. Bedini noted the latest projections showed enrollment would be down 100 students next year. Mrs. Hill recommended this fact be included in this section. On page E8 members considered the last sentence of the first paragraph regarding options that may not involve continuance in Region #12 as currently structured, and it was the consensus that they agreed with it and it should remain.

#### Appendix F:

Mrs. Hill noted that the several of the statements regarding Washington's compliance with the state and regional plans of development were not accurate. Page F5: a) Washington's Plan does not encourage zoning that allows for mixed use "as of right," but after a brief discussion, Mr. Hileman was directed to insert this statement in the Village Centers chapter. b) The current Plan does not mention climate change. The sentence that the Town should consider potential impacts of climate change on existing and future development will be added to the chapter on sustainability. c) After considering the last bullet under Growth Management Principle #2 regarding small scale water and sewer systems, it was the consensus to delete this statement. On page F8, first bullet: It was pointed out that while the Zoning Regulations allow cluster zoning through open space

subdivisions, they don't promote it, and the Plan does not address recommendations regarding buildable area regs to minimize the impact of development. Also on page F8 it was the consensus to delete the statement in the sixth bullet regarding community septic systems.

Chapters 6-9:

Ms. Gager asked Mr. Hileman to incorporate the latest comments and then to send the edited version back to the commissioners for review.

Revised Introduction to Chapter 6. Natural Resources and Open Space:

Mr. Rimsky asked for comments on his revisions to the introduction. Mr. Hileman made two points. First he explained that if the Commission chose to use the revised introduction, many sections of the chapter would have to be rewritten. He also said that while he liked Mr. Rimsky's premise, it was not supported by the data we currently have on the Town's eased open space. He cited information he had obtained from Mr. Law at Steep Rock to show that having more open space does not necessarily create an inefficient use of farmland. Mr. Rimsky said he did not agree with the current introduction, which states the Town should continue to encourage the acquisition of open space even though its goal of 30% has almost been achieved. He recommended a statement be added that existing open space should be managed in a way consistent with best land use practices, whether it is farmland, forest, or other. He also thought the Town was failing to use its existing farmland for its full economic potential. Mr. Rimsky and Mr. Hileman will continue to work on improvements to this introduction.

Rescheduling of Planning Commission Meeting:

It was noted the Board of Education had scheduled a townwide meeting for Tuesday, February 4, the evening of the next Planning meeting. Several members had indicated they would like to attend. Therefore, the February meeting date was changed to Wednesday, February 5 at 7:00 p.m. It was not known whether the Conservation Commission meeting would be concluded at that time so the location of the rescheduled meeting will depend upon the availability of the upper level meeting room. Mr. Hileman will send out a complete re-edited version as much in advance of the 2/5/14 meeting as possible.

**MOTION:**

To adjourn the meeting. By Mr. Carey.

Ms. Gager adjourned the meeting at 8:45 p.m.

FILED SUBJECT TO APPROVAL

Respectfully submitted,  
Janet M. Hill  
Land Use Administrator