

TOWN OF WASHINGTON
Bryan Memorial Town Hall
Post Office Box 383
Washington Depot, Connecticut 06794
Planning Commission Regular Meeting
MINUTES
February 5, 2020

7:30 P.M. – Main Level Meeting Room

MEMBERS PRESENT: Chairman Hileman, Mr. Carey, Mr. Cole, Mr. Rimsky

ALTERNATES PRESENT: Ms. Matteo

STAFF PRESENT: Ms. White, Ms. Rill

PUBLIC PRESENT: Mr. Charles

Chairman Hileman called the Meeting to order at 7:30pm.

He then seated himself, Mr. Rimsky, Mr. Carey, Mr. Cole and Ms. Matteo for an absent Ms. Gager.

Consideration of the Minutes (22sec.):

MOTION: To accept the January 8, 2020 Regular Meeting Minutes as submitted, by Mr. Rimsky, seconded by Mr. Cole, passed 5-0 vote.

Pending Applications (38sec.):

There were no Pending Applications for this evenings meeting.

Other Business (57sec.):

Economic Development Committee Update –

Chairman Hileman informed the Commission that the Economic Development Committee will be meeting next Tuesday, February 11, 2020. He stated that they are in the process of seeking budgeting approval for the Community Development Coordinator as discussed at the January Planning Meeting.

Chairman Hileman gave a brief update concerning WiFi in the Depot. He explained that the installation has slowed down a bit, but was looking forward to an update at the Economic Development meeting on Tuesday.

Sustainability Committee Update –

There was no update available for this evenings meeting.

Plan of Conservation and Development – 5 – Year Revisions –

Chairman Hileman informed the Commission that he had reached out to the Northwest Hills Council of Governments Ms. Jocelyn Ayer recently, and she informed him that the NWHCOG now offers POCD consulting services, noting that both Roxbury and Cornwall recently updated their plans. The Commission agreed that this was great news, and praised the NWHCOG's capable staff with valuable local knowledge.

Mr. Cole proposed the possibility of hosting public community conversations regarding the POCD, possibly in late Spring of this year. The Commission supported this idea, stating that they felt the recent town conversation regarding the Senior Center was well attended and informative, and were hopeful that Washington residents would attend this as well.

Discussion of Proposing Revisions to the Zoning Commission, Re: Special Permit Waiver of Section 3.2 for the Depot and Woodville:

Chairman Hileman explained to the Commission that about a year ago, the Zoning Commission had asked the Planning Commission for a referral for revisions to the regulations concerning New Preston, specifically to allow the Zoning Commission under a Special Permit process to waive Section 3.2 – for businesses in the New Preston Business District, noting that there are numerous properties in New Preston that are in both the Residential District, as well as the Business District. This revision made it possible for property owners living in this area to apply, under Special Permit, to run a business as if it were in the B-1 zone.

Chairman Hileman noted that in the 2013 Plan of Conservation and Development, they had extended this in the language to include the Depot as well as Woodville.

Chairman Hileman stated that he had recently come across the referral from last year, and was curious to see if the Zoning Commission had taken the recommendation and looked into applying this waiver to the Depot and Woodville areas, and discovered they had not.

Chairman Hileman proposed that the Planning Commission petition the Zoning Commission to make the proposed changes and stated that he would draft a letter of the proposed revisions to be reviewed at the March 4, 2020 Planning Meeting, and upon approval, sent to the Zoning Commission from there. The Planning Commission decided that this was a good idea, and encouraged Chairman Hileman to move forward with drafting a letter.

Communications (24min. 45sec.):

Chairman Hileman stated that he and Ms. White had a Budget Meeting with the Board of Selectmen and had added new Land Use Maps as a line item in the budget. He reported that the cost of these maps were not as expensive as they had anticipated, with the expected cost being a few thousand dollars.

Ms. White and Ms. Rill reported that they had attended a seminar hosted by the Northwest Hill Council of Governments that featured Attorney Zizka on Tuesday, February 4, 2020. They stated that the seminar was highly informative and well attended by a number of Washington commission members. Ms. White explained that Attorney Zizka suggested making the Motions that are filed after Commission meetings more detailed by listing why an application has been approved or denied, reasoning that if a case had to go to court, the more details listed, the better. The Commission understood this process and agreed that it would be helpful.

Administrative Business (29min. 19sec):

There was a brief discussion concerning what is, and what is not acceptable after a Public Hearing has closed and deliberation has begun for applications. Ms. White reminded the Commission that once a Public Hearing is closed, there should not be any further communications from the public concerning the matter. The Commission was receptive to this information and thanked Ms. White for diligence.

MOTION: To adjourn the February 5, 2020 Washington Planning Commission Meeting at 8:06pm, by Ms. Matteo, seconded by Mr. Cole, passed 5-0 vote.

Respectfully Submitted,

Tammy Rill
Land Use Clerk
February 10, 2020

***All documents on file in the Land Use Office**

****Minutes subject to approval**

*****A recording of this meeting is available upon request**

