

TOWN OF WASHINGTON
Bryan Memorial Town Hall
Post Office Box 383
Washington Depot, Connecticut 06794
Planning Commission Regular Meeting
MINUTES
May 5, 2021

7:30 P.M. – Meeting via Zoom

MEMBERS PRESENT: Chairman Hileman, Ms. Matteo, Mr. Rimsky and Ms. Gager

MEMBERS ABSENT: Mr. Carey, Mr. Mongar

STAFF PRESENT: Ms. White, Ms. Rill

PUBLIC PRESENT: Mr. Charles, Ms. Gorra, Ms. Anderson, Ms. Averill

Chairman Hileman called the meeting to order at 7:31pm.

He then seated himself, Mr. Rimsky, Ms. Matteo and Ms. Gager.

Chairman Hileman welcomed Ms. Averill to this evenings meeting.

CONSIDERATION OF THE MINUTES (1min. 00sec.):

Page 1, "Pending Applications":

"Mr. Dimitri arrived at 7:44pm."

Change "Mr. Dimitri" to "Mr. Rimsky".

MOTION: To accept April 7, 2021 Washington Planning Commission Meeting Minutes as amended, by Mr. Rimsky, seconded by Ms. Gager, passed 4-0 vote.

NEW APPLICATIONS (2min 54sec.):

There were no New Applications for this evenings meeting.

PENDING APPLICATIONS (2min 56sec.):

There were no Pending Applications for this evenings meeting.

COMMITTEE REPORTS (3min 01sec.)

Sustainability Committee:

Ms. Matteo reported that she had attended a workshop for Sustainability recently. She stated that she was interested in including Sustainable Affordable Housing in the Plan of Conservation and Development.

The Commission discussed the Depot Study conducted several years ago and its inclusion in the current Plan of Conservation and Development. The members voiced the importance of including Affordable Housing in the upcoming Plan of Conservation and Development.

Economic Development Committee (11min 57sec.):

Ms. Gorra stated that the Committee was looking forward to Chairman Hileman's Census report with the population information for Washington. Chairman Hileman explained that the Census Bureau has yet to supply the information by towns as of yet, only by State. The Census Bureau has reported that they are hoping to get town by town numbers sometime in August.

Affordable Housing Committee (14min. 58sec.):

Chairman Hileman reported that he attended the last Housing Committee meeting and was very impressed with the Committee and their hard work on the Housing Plan. He stated that several Committee members attended that last Zoning Commission meeting to discuss the Zoning Commission's role in Affordable Housing and suggestions as to how the Regulations could affect housing in Washington. Ms. Gorra stated that she felt the Housing Commission was well received and their suggestions were taken into consideration. Chairman Hileman agreed. Ms. Anderson of the Housing Commission stated that she felt that the Zoning Commission seemed surprised by the housing needs in Washington, but was hopeful that they were heard. Ms. Gorra announced that the next Public Forum for the Housing Commission's Plan will be June 3rd.

Re-opening Committee (18min. 47sec.):

Mr. Rimsky reported that Washington was doing well with vaccinations. Chairman Hileman stated that he read that 70% of Washington's population has been vaccinated.

The Commission discussed the re-opening of Town Hall.

CONTINUED DISCUSSION – 2023 PLAN OF CONSERVATION AND DEVELOPMENT (29min. 45sec.):

Virtual Bulletin Board:

Mr. Rimsky suggested adding Agri-tourism to the list. Chairman Hileman also added Zoning overlays to the list. Chairman Hileman explained that Overlay zoning creates a special zoning district, placed over an existing base zone(s), which identifies special provisions in addition to those in the

underlying base zone. This would create a new Zoning District that would work along with the Zoning Regulations already in effect.

Chairman Hileman stated that he would like to reach out to the other Boards and Commissions in Washington for ideas and suggestions regarding the Plan of Conservation and Development, as well as the community.

COMMUNICATIONS:

Mr. Rimsky stated that he had attended a seminar focused on Farming and Agri-tourism in Connecticut. He mentioned that the Town of Warren had a community outreach program, and suggested the Commission reach out to them for a copy of their Agricultural Development plan.

ADMINISTRATIVE BUSINESS (40min. 38sec.):

Draft of Existing Land Use Map from HVA:

Chairman Hileman shared the current Land Use Map used in the 2014 POCD in comparison to the draft Land Use Map created by the Housatonic Valley Association. Numerous properties on the draft map were listed as commercial, including schools. Also, many of the categories listed on the maps were not incredibly useful. The maps were created based off of the Tax Assessors data and had numerous other mistakes. Ms. White suggested that the Commission come up with a legend of the categories wanted/needed first. Chairman Hileman suggested also looking at the 2014 Land Use map and comparing them.

The Commission agreed that Chairman Hileman will contact HVA.

Revision of the Subdivision Regulations:

Chairman Hileman stated that he does not have an update on this subject for the Commission, but hoped to do so soon.

Alternate Commission Members:

There is still one Alternate Member vacancy left to fill.

ADJOURNMENT (1hr. 02min. 07sec.):

MOTION: To adjourn the May 5, 2021 Washington Planning Commission meeting at 8:32pm, by Ms. Gager, seconded by Ms. Matteo, passed 4-0 vote.

Respectfully Submitted,

Tammy Rill

Land Use Clerk

May 7, 2021

**To listen to the recording of this evenings meeting, please click here:

https://townofwashingtongcc-my.sharepoint.com/:u:/g/personal/trill_washingtonct_org/EdU04W7ktpIDp57SLDNmp5kBWWhBNyuAkurXpwxJihX6csA?e=SkZSJC