

TOWN OF WASHINGTON  
Bryan Memorial Town Hall  
Post Office Box 383  
Washington Depot, Connecticut 06794  
Planning Commission Regular Meeting  
**MINUTES**  
August 4, 2021

7:30 P.M. – Meeting In Person and via Zoom

**MEMBERS PRESENT:** Chairman Hileman, Ms. Matteo, Mr. Rimsky

**MEMBERS ABSENT:** Mr. Carey, Ms. Gager

**ALTERNATES PRESENT:** Ms. Averill

**ALTERNATES ABSENT:** Mr. Mongar

**STAFF PRESENT:** Ms. White, Ms. Rill

**PUBLIC PRESENT:** Mr. Charles

Chairman Hileman called the meeting to order at 7:33pm.

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

**CONSIDERATION OF THE MINUTES:**

**MOTION:** To accept the July 7, 2021 Washington Planning Commission Meeting Minutes as submitted, by Mr. Rimsky, seconded by Ms. Matteo, passed 4-0 vote.

**NEW APPLICATIONS:**

**PENDING APPLICATIONS:**

**COMMITTEE REPORTS/UPDATES:**

Sustainability Committee (1min. 26sec.):

Ms. Matteo stated that the Town would be receiving Bronze status from Sustainable CT soon, and from there will receive Silver status by Fall.

Economic Development Committee (3min. 24sec.):

Chairman Hileman stated that a few new businesses were going to be opening in Washington, and that the demand for retail space was higher.

Affordable Housing Committee (7min.04sec.):

The Affordable Housing Committee would not be meeting in August, but will meet again in September. The Committee has a draft housing plan and were hoping to meet with the Planning Commission at the October meeting. This will be a Public Hearing, and the Affordable Housing Committee will present the Housing Plan to the Commission for public comment. If their plan is consistent with the Plan of Conservation and Development, the Planning Commission will then recommend it to the Board of Selectmen.

**CONTINUED DISCUSSION – 2023 PLAN OF CONSERVATION AND DEVELOPMENT (8min.28sec.):**

Updates on Outreach to Community Stakeholders:

Chairman Hileman reported that he had spoken to several Community Stakeholders, including the Board of Selectmen as well as the Conservation Commission and Inland Wetlands Commission.

The response has been positive. Affordable Housing and Implementing the POCD were main concerns for several Commissions. Inland Wetlands was concerned with development near water courses, as well as control of invasive species and staffing in the Land Use Office.

Ms. White stated that the Land Use Department will be obtaining new software that will make the permitting process more streamlined and viewable online. Chairman Hileman stated that most of the Commissions were concerned with staffing, explaining that the need for full-time staff in the Land Use Department was vital.

**COMMUNICATIONS (27min. 38sec.):**

Meeting with Zoning Commission re: 3/4/20 Planning Commission Letter on Zoning Section 3.2:

Chairman Hileman informed the Commission that he attended the July 26, 2021 Zoning Commission meeting for the discussion regarding Regulation Section 3.2 – Business Districts. Chairman Hileman reminded his fellow Commissioners that Planning had proposed a two sentence change in the language of this Section. The current proposed revision is eight pages long. Ms. White stated that the Zoning Commission has scheduled a Public Hearing regarding the proposed revisions for September 27, 2021 at 7:30pm. She explained that the Zoning Commissions goal was to streamline all of the Business Districts while preserving some of the Regulations language that had been previously set forth for certain districts.

July 29, 2021 Northwest Council of Governments Forum Regarding New State Regulations Re: Land Use:

Chairman Hileman informed the Commission that he and Ms. Matteo had attended a forum held by the NWCOG regarding new legislation taking place regarding Land Use Officials. He stated that all Commission members will now be required to participate in four hours of training every two years beginning January 2022. He added that as of July 1, 2021, if a Commission held a meeting via Zoom only, the town must supply the equipment needed to attend the meeting if a member of the public

does not have the equipment available. Also, if the meeting is hybrid – meaning in-person as well as via Zoom, the Commissioners must hold a roll call if making a Motion or voting.

The forum also touched on the subject of growing and the sales of marijuana. Growing marijuana in Connecticut will not be considered a permitted use agriculturally, and licensing to open a dispensary could cost at least one million dollars.

**ADMINISTRATIVE BUSINESS (59min.55sec.):**

Continued Review of the Land Use Maps from HVA:

Chairman Hileman asked the Commissioners to continue asking people their thoughts on the Land Use maps, and if they see anything that will need corrections.

Alternate Commission Member:

Chairman Hileman stated that the Commission was still in need of one more alternate member.

**MOTION: To adjourn the August 4, 2021 Washington Planning Commission meeting at 8:38pm, by Mr. Rimsky, seconded by Ms. Matteo, passed 4-0 vote.**

Respectfully Submitted,

Tammy Rill

Land Use Clerk

August 6, 2021