

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

MINUTES

September 1, 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: none

ALTERNATES ABSENT: Mr. Mongar, Ms. Averill

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

PUBLIC PRESENT: Mr. Charles

Chairman Hileman called the meeting to order at 7:35pm.

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

CONSIDERATION OF THE MINUTES:

MOTION: To accept the August 4, 2021 Washington Planning Commission Meeting Minutes as submitted, with the Commissioners voting as follows; Ms. Matteo – yes, Mr. Rimsky – yes, Chairman Hileman – yes. Approved 3-0 vote.

New Applications:

No New Applications

Pending Applications:

No Pending Applications

Referral from Zoning Commission re: 7/27/21 Proposed Revisions to Zoning Regulations

Section(s): Section 3.2, 7.5, 7.6, 7.8.1, 7.9, 8.5, 8.6, 8.8, 8.8.1, 8.9, 8.9.1-9, 9.5, 9.5.1-4, 9.6, 9.6.1-4, 9.8, 9.8.1-3, 9.9, 10.5, 10.5.1-4, 10.6, 10.6.1-4, 10.8, 10.8.1, 10.9, 10.9.1-9- Business Districts:

The Commission decided that it would be best to go through each revision one by one to determine whether or not the edits were consistent with the Plan of Conservation and Development.

Section 3.2 – The Commission found the revisions made to 3.2 were a basic language edit, and did not see an issue with this Section.

New Preston District – B1: The Commission felt that by changing the Maximum Lot coverage to 50% would be limiting this area, therefore hindering Economic Development to the area.

7.6 – Minimum Setback and Yard Dimensions: The Commission felt that This restricts the ZC’s scope in approving setback reductions in the NP business district relative to what they can do under the current regulations.

7.8.1 – Split Lots - This limits the “waiver” to the portion of the lot lying within the NP business district. The original language allows consideration of the entire lot for business use.

7.9 – Conditions for a Special Permit in the B-1 District: This is friendlier language than the original, and it gives the ZC greater leeway.

7.9.9 – Paved Areas: This is technically a development limitation, but reasonable considering the sustainability benefits and the increasing use of non-pervious surfaces.

8.5.5 – Maximum Lot Coverage: Similar to the NP business district, this is a new limitation on the Depot business district

8.6 – Minimum Setback and Yard Dimensions: Again, similar to the NP business district, this is a new limitation on the Depot business district.

8.8.1 – Split Lots: This is a clear expansion of business use. Currently, no split lot in the Depot can be considered for business use (unless grandfathered).

8.9 – Conditions for a Special Permit in the B-2 District: These and subsequent subsections appear to be largely cut-n-pasted from the NP/MD business district regulations.

Similar to 7.9, this is friendlier language.

8.9.9– Paved Areas: Similar to 7.9.9, this is reasonable.

9.5 – Maximum Lot Coverage: This is relevant to 9.6 and should probably be deleted; 9.5 concerns lot coverage, not setbacks.

9.6 – Minimum Setback and Yard Dimensions: This is a limitation relative to the existing regulations for the MD business district.

9.6.9 – Paved Areas: Similar to 7.9.9, this is reasonable.

9.8.1 – Split Lots: Similar to 7.8.1, this is a limitation in comparison with the current regulations for the MD business district.

10.5 – Maximum Lot Coverage: This is relevant to 10.6 and should probably be deleted; 10.5 concerns lot coverage, not setbacks.

10.6 – Minimum Setback and Yard Dimensions: Similar to 9.6, this is a limitation relative to the existing regulations for the WV business district.

10.8.1 – Split Lots: Similar to 8.8.1, this is a clear expansion of business use. Currently, no split lot in Woodville can be considered for business use (unless grandfathered).

10.9 – Conditions for a Special Permit in the B-4 District: Similar to 7.9, this is friendlier language.

10.9.9 – Paved Areas: Similar to 7.9.9, this is reasonable.

Although the Commission felt that several of the revised areas were helpful and consistent with the Plan of Conservation and Development, overall, the revisions were inconsistent.

MOTION: In regards to the Referral from the Zoning Commission for Proposed Revisions to Regulations Section 3.2, 7.5, 7.6, 7.8.1, 7.9, 8.5, 8.6, 8.8, 8.8.1, 8.9, 8.9.1-9, 9.5, 9.5.1-4, 9.6, 9.6.1-4, 9.8, 9.8.1-3, 9.9, 10.5, 10.5.1-4, 10.6, 10.6.1-4, 10.8, 10.8.1, 10.9, 10.9.1-9- Business Districts, the Washington Planning Commission finds the revisions to be Inconsistent with the Washington Plan of Conservation and Development, with the Commissioners voting as follows; Ms. Matteo – yes, Mr. Rimsky – yes, Chairman Hileman – yes, Approved 3-0 vote.

Committee Reports/Updates:

Sustainability Committee –

Ms. Matteo informed the Commission that the Sustainability Committee is obtaining approval from SustainableCT for Bronze status, and were close to seeking approval for Silver status.

Economic Development Committee –

Ms. Gorra stated that the Economic Development Committee would be meeting in September.

Affordable Housing Committee -

Chairman Hileman stated that the Affordable Housing Commission has put forth a draft of their Housing Plan and would be attending the Planning Commission's October meeting to present the plan during a Public Hearing that will be scheduled for that meeting.

Continued Discussion – 2023 Plan of Conservation and Development:

Updates on Outreach to Community Stakeholders:

Chairman Hileman stated that he had met with The Lake Waramaug Association. He stated that they are concerned with Enforcement and Compliant issues. The biggest issue they are facing right now are homeowners that are doing work without obtaining permits, knowing that the fine is not incredibly

costly. Chairman Hileman stated that he loved the feedback and felt that Planning should definitely take all of it into consideration for the 2023 Plan of Conservation and Development.

Communications:

Ms. White stated that there will be a referral coming forward by the Zoning Commission regarding Helipads and adding a definition to the Regulations.

Mr. Charles informed the Commission that the Northwest Conservation District were going to be bringing their Low Impact Development manual for the town to adopt. He added that the new Enforcement Officer has a remarkable background when it comes to storm water management, and felt this was a positive step for the Town of Washington.

Chairman Hileman added that The Lake Waramaug Association also expressed interest in Low Impact Development and he felt that it should become part of the Plan of Conservation and Development.

Administrative Business:

Schedule Public Hearing for Affordable Housing Plan Presentation:

The Commission agreed that this presentation will be a Hybrid meeting.

MOTION: To schedule a Public Hearing for the Affordable Housing Plan Presentation to be held on October 6, 2021 at 7:30pm via Zoom Video Conference. The Commissioners voted as follows; Ms. Matteo – yes, Mr. Rimsky – yes, Chairman Hileman – yes, approved 3-0 vote.

Continued Review of Land Use Maps from HVA:

Chairman Hileman encouraged the Commission to continue looking at the Land Use maps and to send any and all corrections to Ms. White.

Alternate Commission Member:

Chairman Hileman reminded the Commission that they are still in search of an Alternate member.

MOTION: To adjourn the September 1, 2021 Washington Planning Commission meeting at 8:53pm, with the Commissioners voting as follows; Ms. Matteo – yes, Mr. Rimsky – yes, Chairman Hileman – yes, approved 3-0 vote.

Respectfully Submitted,

Tammy Rill

Land Use Clerk

September 10, 2021

https://townofwashingtoncc-my.sharepoint.com/:u:/g/personal/trill_washingtonct_org/EZxoDtPTO_ZDg-qkFqIOVzgBoelZvSmzvwH8Q3yMCY1oKQ?e=SAF8V2