TOWN OF WASHINGTON

**Bryan Memorial Town Hall**

**Washington Depot, CT**

**PLANNING COMMISSION**

**MINUTES**

January 06, 2015

7:25 Upper Level Mtg Room

**Members Present:** Ms. Gager, Mr. Rimsky, Mr. Carey, Mr.Frank, Ms. Jahnke

**Members Absent:**

**Alternates Present:** Mr. Bedini, Ms. Tibbatts

**Alternates Absent:**

**Staff Present:** Ms. Nelson, Mrs. Hill

**Also:** Mr. Oskandy, Engineer, Mr. Smith,

Mr. H. Smith

Ms. Gager called the meeting to order at 7:25 pm.

**Seated:** Ms.Gager,Mr. Rimsky, Mr. Carey, Mr. Frank,

Ms. Jahnke

Consideration of the Minutes:

The commissioners considered the minutes of the December 02, 2014 Planning Commission Meeting.

*Corrections:*

Page 4: *Plaza Improvements Update:* **Change sentence to read:** Now the state, Selectman Mark Lyon and TPA will negotiate a contract and once this is done it will be brought to the Plaza Improvement Committee.

**Motion:** to accept the December 02, 2014 Meeting Minutes of the Planning Commission as amended, by Ms. Gager, seconded by Mr. Rimsky, passed by 5-0 vote.

The commissioners will consider the minutes of the December 13, 2014 Smith Site Inspection at the next monthly meeting.

The Chairman changed the order of business to accommodate the applicant and started the meeting as all commissioners were present.

Other Business:

*Plan of Conservation and Development (POCD)*

Ms. Gager asked if everyone had received their disc of the latest draft of the “Plan of Conservation and Development” from Mr. Hileman. It was noted that Milone & MacBroom has not received final payment. Once the final draft is submitted to M & M, it will supply copies per the contract. Last month the commission released payment to Mr. Hileman. Since then he has not submitted any additional bills. Mr. Frank stated he had some corrections to the “final” draft and he would submit them directly to Mr. Hileman. Also Mr. Frank asked about the status of the maps. Ms. Gager mentioned the maps were not accessible to the Commission for corrections. If there were any changes or corrections the commission would have to go back to the originator of the maps. It was noted in the POCD document itself there are only 3 maps but there are some maps in the appendix that Mr. Frank could not access. The commission asked Mrs. Hill to confirm that the maps listed in the POCD as being available for reference in the Land Use office are actually available.

*Plaza Improvement Update*

Mr. Rimsky stated that the contract negotiations are ongoing.

Public Hearing: Smith/279 New Milford Turnpike/ 2 Lot Resubdivision

The Chairman called the Public Hearing to order at 7:36 pm. to consider the following: **Smith/279 New Milford Turnpike/ two lot resubdivision.**

**Seated:** Mr. Frank, Ms. Gager, Mr. Rimsky, Mr. Bedini, Alt.

and Ms Jahnke. Mr. Carey recused himself without

prejudice because he had not attended the site

inspection.

Mr. Oskandy, Engineer, Arthur H. Howland and Associates, represented the applicant. A two lot resubdivision at 279 New Milford Tnpk. is proposed. A list of property abutters with certified receipts for those notified of the hearing was submitted for the record. Mr. Oskandy apologized to the Commission for not attending the Site Inspection.

Mr. Oskandy presented the map, “Subdivision Layout & Site Development Plan by Arthur H. Howland & Assoc., sheet sub.1, dated August 12, 2014 revised to 11/17/14. He stated that the property is located on Route 202 north of the Chuck Wagon restaurant. He pointed to the private bridge that crosses the river that is currently the shared access for two properties. All buildings except the existing garage are to be demolished. He pointed to the proposed septic, well, and house sites for both proposed lots. Mr. Frank asked Mr. Oskandy to point out the location of the neighbor’s house.

Ms. Gager brought up the issue of ownership of the bridge. Mr. Oskandy said the bridge is owned by the state. Mr. Smith also said that the state owns the bridge but he maintains it. He said it was in a deed that he maintain it. Mr. Frank asked if the state was aware of the resubdivision proposal and the addition of another house on the property. The question of safety of the bridge was brought up along with the question of liability. Mr. Frank referred to the section of the Subdivision Regulations 5.3 (“Suitable Land”, pg. 25). A lengthy discussion on safety and load capacity followed. The Commissioners feel that they should have some documentation from the state concerning the safety of the bridge. Mr. Frank stated that if the state doesn’t respond with approval for this bridge and its expanded use, a third party should be consulted as to the safety and load capacity. Mr. Oskandy asked if the state didn’t respond could his office write something. Ms. Gager said that they could not as they already represent the applicant. Mr. Bedini said the bridge should be approved by an engineer.

Mrs. Hill said that Mr. Szymanski had told her that he was contacting an attorney about legal wording for the right of way easement. Mr. Oskandy said it was in progress and they would have this information for the continuation of the hearing. Ms. Gager asked if there were additional questions or comments. There were none.

**Motion:** to continue the Public Hearing for **Smith/279 New Milford Turnpike/**2 Lot Resubdivision at the next meeting dated February 3, 2015 by Mr. Frank, seconded by Ms. Jahnke, passed by 5 – 0 vote.

This session of the public hearing concluded at 8:00 pm.

Later during the meeting Ms Gager noted the public hearing could be continued again if all the required documentation has not been submitted by February 3rd.

Other Business:

*Economic Development Subcommittee Update:*

Mr. Bedini reported there will be a meeting on January 13th  2015 but the time has not been confirmed. This meeting is to include some members of the Washington Business Association and town boards, and other interested residents.

Communications:

There were no communications to discuss.

Administrative Business:

Mrs. Hill asked when the Commission expected to vote on adopting the POCD. Ms Gager said probably the February meeting and no later than March.

Mr. Frank stated that at the December 18, 2014 meeting of the Board of Selectman, it accepted the proposed Plan of Conservation and Development.

Mrs. Hill told the commissioners there will be a Land Use Seminar coming up in March.

Adjournment:

**Motion:** to adjourn at 8:15 pm, by Mr. Rimsky, seconded by Mr. Bedini.

Ms. Gager adjourned the meeting.

**SUBMITTED SUBJECT TO APPROVAL:**

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Linda Nelson, Land Use Clerk 01-07-15

**A recording of this meeting is available to the public in the Land Use Office.**