**Bryan Memorial Town Hall**

**Washington Depot, CT**

**PLANNING COMMISSION**

**MINUTES**

February 1, 2017

7:30 p.m. Main Level Meeting Room

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

**Alternates Present:** Mr. Bedini

**Alternates Absent:** Ms. Ryland

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

**Others Present:** Mr. Reginald Fairbairn, Mr. Roger Bohan,

Mr. Chris Charles

**Regular Meeting:**

Mr. Rimsky called the meeting to order at 7:30 p.m.

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

and Alt. Mr. Bedini

**Consideration of the Minutes:**

**Motion:** To accept the January 4, 2017 meeting minutes as submitted. By Mr. Rimsky, seconded by Ms. Jahnke, passed 5-0 vote.

**New Applications:**

**Washington Community Housing Trust/181 New Milford Turnpike/3 Lot Subdivision:**

Mr. Reginald Fairbairn, President of the Washington Community Housing Trust, Inc., was present to discuss the application and address questions.

Mr. Fairbairn explained that the Community Housing Trust purchased this property, which does include an existing house that will be renovated. He stated that the plan is to also construct two additional single family homes and all three of the homes will fall under the provisions of Connecticut General Statutes 8-30g. Mr. Fairbairn stated they received a $480,000.00 grant from the Connecticut Department of Housing. He did note that the Zoning Commission had previously has approved a Special Permit for a similar affordable housing project on this property, but that a subdivision was now being applied for due to the requirements by the State Attorney General’s Office.

Mr. Fairbairn presented Subdivision Record Map, Proposed Sanitary Disposal System Plan, Proposed Sediment and Erosion Control Details all dated January 24, 2017. Also shown was the Existing Conditions Map dated March 24, 2008. All plans were prepared by Arthur Howland and Associates.

Mr. Fairbairn discussed the state restrictions on this parcel to Commission members. He noted these parcels will remain affordable housing for 32 years per state requirement. Mr. Fairbairn discussed the details of the process of selecting perspective home owners for these properties and what the state will require. He noted the importance to bringing in affordable housing to Washington.

Mr. Bohan, an abutting property owner, was present. Mr. Bohan asked Mr. Fairbairn who would be eligible to apply for these proposed homes that will be built. Mr. Fairbairn stated that the state has a point system in place for the application process, which is based on many categories. He noted that some of the things the state looks at are income, community volunteers, individuals currently residing in Washington, etc. Mr. Fairbairn addressed questions regarding mortgages and funding that is available from the Housing Commission for perspective home buyers down payments and who will be managing the homes after they are sold.

Mr. Rimsky stated that a site inspection will be needed, as well as setting a Public Hearing. Commission members were in agreement to set the site visit for March 25, 2017 at 12:00 p.m. A Public Hearing was scheduled for April 5, 2017. Mr. Fairbairn stated he will be available for this site visit.

Mr. Fairbairn did request the Commission consider waiving the $900.00 application fee for the Washington Community Housing Trust, Inc.

**Ingrassia/292 Bee Brook Road/6 Lot Subdivision/ Final approvals of map, conservation easement, declaration of easements and rights of way, and declaration of driveway and bridge maintenance agreement for filing on Land Records:**

Mrs. Hill had previously distribute the final drafts of these documents for the Commissioners to review. Mr. Rimsky asked the members if they had any questions or concerns regarding the final map and documents. No questions were noted.

**Motion:** Regarding the Ingrassia/292 Bee Brook Road/6 lot Subdivision: having reviewed the map, “Final Subdivision Plan, “by Mr. Fransworth, dated 11/04/15 and revised to January 15, 2017, the Deed of Conservation Restriction, dated January 15, 2017, the Declaration of Driveway and Bridge Maintenance Agreement, dated January 15, 2017, and the Declaration of Easements and Rights of Way, dated January 15, 2017, the Washington Planning Commission finds that the above referenced documents constitute full compliance with the conditions of the July 6, 2016 subdivision approval and that all documents are suitable for signing by the Commission chairman and for filing on the Town Land Records. By Ms. Jahnke, seconded by Mr. Bedini, passed 5-0 vote.

With regard to the appraisal submitted by Mr. Tyler O’Hazo as of October 1, 2016, Mrs. Hill stated the appraisal value is $738,000.00 and this was the value of the undeveloped land before the subdivision. She noted that one tenth of this appraisal value would be the amount payable towards open space and that a portion would be paid upon the transfer of each lot. Commission members had a brief discussion regarding this appraisal before a motion was made.

**Motion:** To approve the Ingrassia/292 Bee Brook Road/6 lot Subdivision Appraisal submitted by Mr. Tyler O’Hazo as of October 1, 2016. By Mr. Rimsky, seconded by Mr. Bedini, passed 5-0 vote.

**OTHER BUSINESS:**

**Plan of Conservation and Development:**

**Sustainability Subcommittee Report:**

No meeting was held.

**Economic Development Advisory Committee Report:**

Mr. Bedini reported that the budget was submitted and approved for $55,000.00 yearly for two years. He stated that the committee submitted a detailed list of what it felt would comprise this budget. Mr. Bedini stated they are still working on signs. He noted they have an art and culture volunteer group that they will be working with as well.

**Plaza Improvement Committee Report:**

Mr. Rimsky stated there were no current happenings to report on.

**Revision of the Subdivision Regulations:**

Mr. Hileman emailed a version of the proposed Regulations to the Commission members on 02/01/17. Members will review this and discuss at the next scheduled meeting.

**Adjournment:**

**Motion:** To adjourn the meeting at 8:25 p.m. By Mr. Rimsky, seconded by Mr. Bedini, passed 5-0 vote.

**FILED SUBJECT TO APPROVAL**

Respectfully Submitted,

By:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Donna Pennell, Land Use Clerk

February 3, 2017