TOWN OF WASHINGTON

**Bryan Memorial Town Hall**

**Washington Depot, CT**

**PLANNING COMMISSION**

**MINUTES**

February 03, 2015

7:30 Upper Level Mtg Room

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

**Members Absent:** Ms. Gager

**Alternates Present:** Mr. Bedini

**Alternates Absent:** Ms. Tibbatts

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

**Also:** Mr. Sherr, Mr. Hileman

PUBLIC HEARING:

**Smith/279 New Milford Turnpike/2 lot resubdivision.**

Mr. Frank reconvened the public hearing at 7:30 P.M.

**Seated:** Mr. Rimsky, Mr. Carey, Mr. Frank, Mr. Bedini, Alt.

Mr. Frank read a letter addressed to Ms. Gager from Jeremy Oskandy, Sr. Project Engineer for Arthur Howland & Associates. A formal request was submitted to the commission asking for an extension of the public hearing. Mrs. Hill reported that in a conversation she had with the agent she had been told, they were still working on the language for the right of way easement, the bridge maintenance agreement and D.O.T. has told them they have to reconstruct the bridge.

**Motion:** to continue the public hearing for Smith/279 New Milford

Turnpike/2 lot resubdivision to our next meeting in March

 of the Planning Commission by Mr. Frank, seconded by

 Mr. Rimsky, passed by 4 – 0 vote.

REGULAR MEETING:

Mr. Frank called the Regular Meeting to order at 7:36 pm.

**Seated:** Mr. Rimsky, Mr. Carey, Mr. Frank, Mr. Bedini, Alt.

Consideration of the Minutes:

**Motion:** to add to the Agenda, the consideration of the minutes of

 the site visit to 279 New Milford Turnpike on 12-13-14

 By Mr. Frank, seconded by Mr. Bedini, passed by 4-0 vote.

The Commissioners considered the minutes of the December 13, 2014 site visit to 279 New Milford Turnpike.

**Motion:** to accept the minutes of the December 13, 2014 site visit to 279 New Milford Turnpike of the Planning Commission as written, by Mr. Frank, seconded by Mr. Bedini, passed by 4-0 vote.

The Commissioners considered the minutes of the Regular Meeting of January 6, 2015.

**Motion:** to accept the January 06, 2015 Regular Meeting Minutes of

 the Planning Commission as written, by Mr. Carey, seconded

 by Mr. Rimsky, passed by 4 – 0 vote.

The Commissioners considered the minutes of the Special Meeting of the Economic Development Subcommittee of January 13, 2015. Mr. Carey made mention that the minutes of this meeting were very well written.

**Motion:** to accept the January 13, 2015 Special Meeting Minutes of

 the Economic Development subcommittee as written, by Mr.

 Frank, seconded by Mr. Rimsky, passed by 4 – 0 vote.

The Commissioners considered the minutes of the Special Meeting of the Economic Development Director Planning Subcommittee of January 22, 2015.

**Motion:** to accept the January 22, 2015 Special Meeting Minutes of

 the Economic Development Director Planning Subcommittee as

 written, by Mr. Rimsky, seconded by Mr. Carey, passed by

 4 – 0 vote.

Ms.Jahnke arrived at 7:50 P.M. and was seated.

Other Business:

*Plan of Conservation and Development (POCD)*

Mr. Hileman addressed the commission and distributed the latest version of the POCD dated 2/3/15 that reflects all of the corrections. He stated that the text of the Plan is complete and the maps are as they were. Mr. Hileman recommended sending a copy of the disc to Milone & MacBroom for comments and to give them a deadline for a response. If Milone & MacBroom has updated maps, they can be inserted. He said, of the three maps in the POCD, “Existing Land Use” and “Conceptual Future Land Use Plan” are updated, the “Existing Zoning” map has not been and the maps in the appendices are not updated. Mrs. Hill was directed to consult with Milone & MacBroom to make sure the most recent version of eachmap was included in the Plan

*Economic Development Director Subcommittee Report*

Mr. Bedini said that Mr. Sherr had a big hand in helping the sub-committee with the stakeholders meeting. He went on to say that the meeting was well attended by the Town’s business community. Mr. Bedini said the subcommittee wants approval from the commission to go before the Board of Selectman and Board of Finance with their proposal.

Mr. Frank questioned the scope of the work proposed as the title of the proposal was Economic and “Community” Development in the Town of Washington. He asked if this is an expansion of the Economic Director’s position. Mr. Hileman addressed this by saying that economic development is the same as community development, especially in a small town.

Mr. Hileman went on to say that this Economic Development Director will not just be selling the towns businesses, he would be selling the Town. He will have discussions with the schools, the Gunn Library, The Art Association, the American Indian Institute, etc. all of which aren’t related to commerce in town. If the focus becomes just on improving business then a Chamber of Commerce might be more appropriate, he said. Kent has a Chamber Of Commerce but doesn’t have a person involved in economic development and that very few small towns have a Chamber of Commerce. Mr. Hileman tried to make comparisons with other small towns and that scope is reflected in this proposal.

Mr. Frank expressed concern over “selling” the value of an Economic Development Director to the Board of Selectmen and the Board of Finance. The subcommittee explained that this person or firm would not be on the Town’s payroll. They would be considered as a private contractor and if we don’t like the job they are doing they can be terminated. Mr. Sherr said that the idea is to monitor this very carefully and for the Economic Development Director report quarterly on his progress. If it is determined that the town is not getting what it needs from this person or firm, then they are done. Mr. Frank stated that there was some confusion over the work-for-hire aspect of the proposal. The subcommittee said it would clarify this issue.

The Planning Commission thoroughly reviewed the “Proposal for Economic & Community Development in the Town of Washington”, dated January 31, 2015 and was in full support of the proposal and it was the consensus of the commission to authorize the subcommittee to present it to the board of selectman and to the board of finance.

**Motion:** resolved that the Planning Commission endorses “A

 Proposal for Economic & Community Development in the

 Town of Washington”, dated January 31, 2015 as presented

 by the Subcommittee in furtherance of the implementation

 of the Plan Of Conservation and Development, by

 Mr. Frank, seconded by Mr. Carey, passed by 4 – 0 – 1

 vote.

 Mr. Carey abstained from voting because he is a selectman.

Mrs. Hill stated that volunteers are needed for the Sustainability Subcommittee. They will put together a plan and bring it before the commission. Some challenges are expected by the subcommittee to educate the Towns’ people as to what it’s about.

*Plaza Improvement Update*

Mr. Rimsky stated that the contract negotiations are ongoing.

Communications:

There were no communications to discuss.

Administrative Business:

The 2015 – 2016 budget was put together by Mrs. Hill and Mr. Frank and this will have to be reviewed by Ms. Gager. Mr. Frank proposed that the line item for legal fees be increased. He wants to be able to use a Land Use attorney to review the draft of Subdivision Regulations. The commission discussed the possibility of different line items for the new budget.

Ms. Gager is not able to attend meetings on Tuesdays because of her work schedule. It was determined that the Planning Commission will start meeting on the first Wednesday of every month.

Adjournment:

**Motion:** to adjourn at 9:25 pm, by Mr. Frank, seconded by

 Mr. Rimsky.

**SUBMITTED SUBJECT TO APPROVAL:**

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Linda Nelson, Land Use Clerk 02-10-15

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