TOWN OF WASHINGTON

**Bryan Memorial Town Hall**

**Washington Depot, CT**

**PLANNING COMMISSION MINUTES**

MARCH 04, 2015

7:30 Upper Level Mtg Room

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

**Members Absent:** Mr. Rimsky

**Alternates Present:** Mr. Bedini

**Alternates Absent:** Ms. Tibbatts

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

**Also:** Mr. Oskandy

PUBLIC HEARING:

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

Ms. Gager reconvened the public hearing at 7:30 P.M.

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

 Mr. Bedini, Alt.

Mr. Oskandy, Engineer, represented the applicant. At the request of the commission, the applicant submitted proposed language for the driveway right of way easement. The commission had expressed concern with the condition of the bridge across the East Aspetuck River necessary to access the property and had requested approval from the State Department of Transportation or an opinion from a qualified structural engineer concerning its structural adequacy and safety. The commission noted that Section 5.3 of the Subdivision Regulations requires the applicant to demonstrate that the parcel to be subdivided is capable of providing safe conditions including traffic and pedestrian safety and accessibility to emergency services. Mr. Oskandy submitted a letter from Richardson Structural Engineers, signed by Robert Richardson, and dated March 3, 2015. The letter notes that the bridge is “structurally unacceptable and potentially dangerous” and concludes that “the entire bridge structure needs to be removed and a new one constructed.” The commission noted that it is important that the applicant determine the ownership of the bridge. On behalf of the applicant, Mr. Oskandy submitted a written request for a continuation of the public hearing until April 1, 2015.

The public hearing was then continued to April 1, 2015 at 7:30 P.M. in the Upper Level Meeting Room.

REGULAR MEETING:

Ms. Gager called the Regular Meeting to order at 7:45 pm.

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

 Mr. Bedini, Alt.

Consideration of the Minutes:

The Commissioners considered the minutes of the Regular Meeting of February 03, 2015. Commissioners discussed the deadline for submission of minutes under the Freedom of Information Act. Mrs. Hill stated that the period from the meeting to the required publication of the minutes is seven consecutive days and her understanding that the penalty for not having the minutes submitted on time is the potential of having the actions at the meeting negated.

**Motion:** to accept the February 03, 2015 Regular Meeting Minutes of

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

 by Ms. Jahnke, passed by 5 – 0 vote.

Pending Applications

Smith/279 New Milford Turnpike/ 2 Lot Resubdivision

The Public Hearing is continued to April 1, 2015 pursuant to the written request of the applicant.

Other Business:

*Plan of Conservation and Development (POCD)*

Mrs. Hill distributed copies of the maps included in the POCD.

She consulted with Milone & MacBroom to make sure the most recent version of each map was included in the Plan. Mrs. Hill will make sure the requested corrections have been made. Final business will be discussed at the April 1, 2015 meeting.

*Economic Development Director Subcommittee Report*

Mr. Bedini said the subcommittee has had several meetings and they attended a seminar on Economic Planning. He also said the group is scheduled to make the proposal to the Board of Selectmen on

March 9, 2015 and the Board of Finance on March 16, 2015.

*Sustainability Subcommittee*

Ms. Jahnke has agreed to head up the subcommittee. Dick Heffernan and Chris Charles have agreed to be on the subcommittee. Other potential candidates were discussed. The subcommittee should be appointed at the April meeting and requested to report to the commission concerning its planning and progress at the May meeting.

*Plaza Improvement Update*

Mr. Rimsky, the commission’s representative on the Plaza Improvement Committee, was not present to report.

Mr. Frank suggested that Mr. Lyon, First Selectman, be invited to the commission’s April meeting to discuss the proposed plan and its current status.

Communications:

Ms. Gager said Ms. Tibbatts has decided to resign as an Alternate member of the commission because of time constraints. Ms. Gager will discuss possible candidates for the position with the First Selectman.

Administrative Business:

Ms. Gager noted there is a CLEAR Seminar on map reading on

March 19, 2015. She also handed out some information given to her by Chris Charles on the Oberlin Project, a community sustainability initiative. Mr. Frank and Mr. Bedini will attend a program given by the CT Bar Association for land use commissioners on March 21, 2015. Ms. Gager would like to see all the commissions keep track of the educational seminars that are attended by commissioners. She said this would show that the commissioners are engaged, kept informed, are aware of best practices and stay current.

Adjournment:

**Motion:** to adjourn at 8:00 pm, by Mr. Frank, seconded by

 Ms. Gager.

**SUBMITTED SUBJECT TO APPROVAL:**

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Linda Nelson, Land Use Clerk 03-05-15

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