**Bryan Memorial Town Hall**

**Washington Depot, CT**

**PLANNING COMMISSION**

**MINUTES**

April 4, 2018

7:30 p.m. Upper Level Meeting Room

**Commissioners Present:** Mr. Hileman, Mr. Rimsky, Mr. Carey, Mr. Bedini, Alt.

**Commissioners Absent:** Ms. Gager, Ms. Ryland, Alt.

**Staff Present:** Ms. Hill,Ms. White

**Others Present:** Ms. Freidman, Aty. Kelly, Ms. Radosevich, Ms. Audet, Ms. Ingrassia, Mr. Sherr, Mr. Fredlund, Members of the Public

**REGULAR MEETING:**

Mr. Hileman called the Regular Meeting to order at 7:30 p.m. and seated himself, Mr. Carey, and Mr. Bedini.

**CONSIDERATION OF THE MINUTES:**

The Commissioners considered the minutes from the scheduled Special Planning Commission meeting held on March 19, 2018.

Mr. Hileman noted that the first **Motion** on page 3: add Mr. Carey, Mr. Rimsky and Ms. Gager voted against.

**Motion:** To accept the March 19, 2018 Special Meeting Minutes as amended. By Mr. Hileman seconded by Mr. Bedini, passed by 3-0 vote.

**OTHER BUSINESS:**

**Seated:** Mr. Hileman, Mr. Carey, Mr. Rimsky, Mr. Bedini

Mr. Rimsky arrived and was seated.

**Referral from Zoning Commission/Petition to Amend Zoning Regulations/Section 12.8.1 re: Art Festivals by administrative temporary permit:**

Atty. Kelly distributed copies of an excerpt from the 2014 POCD referencing the Creative Economy and read “the essential economic component should be further developed through networking and collective idea generation. Washington must increase support of its cultural institutions and community events in order to foster independent artists and craftspeople.”

Atty. Kelly introduced Ms. Ingrassia who is the co-applicant for this petition and a voice for the arts and supported of Pilobolus.

Atty. Kelly informed the Commission that he has received feedback from the Zoning Commission, Pilobolus, the public and the Democratic Town Committee regarding amending the Zoning Regulations to allow an arts festival. He referred to his letter addressed to Ms. Hill, Land Use Coordinator, dated April 3, 2018 in which he provided his suggested amendments to Section 12.8 Temporary Uses, 12.8.1.i, to include ‘art festival’ and 12.8.1.ii, describing what the art festival entails (letter on file in the Land Use Office).

There was a brief discussion regarding notifying the surrounding Council of Governments. Ms. Hill stated that she did receive responses from two of the COGs and they both did not feel the amended regulation(s) would have a negative impact and the would refer it to their member towns.

Mr. Hileman explained the role of and the procedure of the Planning Commission regarding petitions to amend to the Zoning Regulations. He stated that the Planning Commission must consider whether the amendment is consistent or inconsistent with the Town’s 2014 POCD.

Copies of an email addressed to Mr. Hileman and Ms. Hill from Mr. Charles dated April 4, 2018 was submitted to the Commission. The Commissioners read the email (on file in the Land Use Office).

He informed the audience that this was not a public hearing. Public comment would be allowed per the discretion of the Chairman and he is inclined to allow public comment this evening regarding this subject.

Mr. Rimsky stated that he feels this would be of great value to the community to be able to take advantage of our creative resources. He hopes that the regulation does not end up being too restrictive and feels that this is consistent with the 2014 POCD.

There was a brief discussion regarding the Zoning Commission’s procedure and how Atty. Kelly has been working with them to author an amended regulation that they would be comfortable with.

Ms. Freidman feels that this is moving in the right direction but that there are things that need more consideration regarding setbacks, how many events per calendar year, access from a State Highway, etc. She noted that the neighbors should be allowed to have a public hearing and doesn’t think the Special Permit criteria language should be watered down.

Mr. Fredlund, a neighboring property owner to the Ingrassia’s property, stated that he and another neighboring property owner were not aware that this is going on.

Atty. Kelly stated that there is no application for an event so neighbors would not be notified.

Ms. Ingrassia stated that they are on a strict timeline to get this approved and line up talent, food, etc.

Mr. Bedini stated that he feels this is consistent with the 2014 POCD.

Mr. Hileman read the language he proposes to send to the Zoning Commission.

**Motion:** Resolved, that the Washington Planning Commission, having reviewed and discussed the revisions, as if April, 4, 2018, to the Washington Zoning Regulations, Section 12, specifically Section 12.8 - Temporary Uses, 12.8.1.i – A circus, carnival, art festival, or similar type of entertainment for a period of not more than seven days, 12.8.1.ii – language per letter dated April 4, 2018, addressed to Janet Hill from James G. Kelly. Esq, the Commission finds that the proposed regulations are consistent with the Town of Washington’s 2014 POCD, by Mr. Hileman, seconded by Mr. Rimsky, passed by 4-0 vote.

**Plan of Conservation and Development**

**Sustainability Subcommittee Report:**

Ms. Gager was not present to discuss the Sustainability Subcommittee Report.

**Communications:**

Mr. Sherr, Economic Development Committee provided a brief update on what they are working on.

Mr. Charles briefly discussed meeting notices and transparency.

**Adjournment:**

**Motion:** To adjourn the meeting at 8:34 p.m. By Mr. Rimsky, seconded by Mr. Hileman, approved 4-0 vote.

**FILED SUBJECT TO APPROVAL**

Respectfully Submitted,

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

Shelley White, Land Use Clerk

April 11, 2018