TOWN OF WASHINGTON

**Bryan Memorial Town Hall**

**Washington Depot, CT**

**PLANNING COMMISSION MINUTES**

May 6, 2015

7:30 Upper Level Mtg Room

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

**Members Absent:** Mr. Carey

**Alternates Present:**

**Alternates Absent:** Mr. Bedini, Mr. Hileman

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

**Also:** Ms. Ryland, Mr. Lyon

REGULAR MEETING:

Ms. Gager called the Regular Meeting to order at 7:30 pm.

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

Privilege of the Floor

*Plaza Improvement Update*

First Selectman, Mark Lyon addressed the commission concerning the

status of the contemplated planning for improvements to Bryan

Memorial Plaza. There have been negotiations over the terms of the

agreements for the engineering and design work involving the Town,

The State DOT, the VHB engineering firm overseeing the project and the TPA Design Group. Mr. Lyon said the engineering firm is finalizing the hours and tasks and drawing up contracts. The proposed depot design for the Plaza will also incorporate some other areas nearby. TPA has reviewed the recommendations of the Depot Study. TPA will be using this information to assist with planning. They will be looking at drainage, parking, traffic flow and pedestrian access to suggest a design for the Plaza. This project relates to design plans for the Plaza and related areas.

There will be opportunity for public comment on the proposed design, which must be reviewed by the Planning Commission.

**Motion:** toadd to the Agendathe consideration of a quitclaim transfer of Property on Rabbit Hill Road in New Preston, by Ms. Gager, seconded by Mr. Rimsky, passed 4 – 0 vote.

*Quitclaim Transfer to Town of a Portion of Woodruff Property on*

*Rabbit Hill Road*

First Selectman, Mark Lyon presented the Woodruff proposal at the

meeting. Approximately 2,000 square feet of the Woodruff property

is under a section of Rabbit Hill Road and Mr. and Mrs. Woodruff

are proposing to quitclaim it to the town. Mr. Lyon showed the

commissioners the propery in question on a map “Perimeter Survey

Prepared for Duncan R. and Rosa Woodruff,” by Mr. Hock, dated

12/29/14. Mr. Lyon said that there are many properties in town

that are bisected by town roads and there are state statutes that

protect the town. Mr. Woodruff wants to convey the under-road

property to the Town and have his boundary markers moved

from under Rabbit Hill Road. Ms. Gager asked who would be paying

for this project. Mr. Lyon said that Mr. Woodruff will pay for the

moving of the pins and that the town will pay for legal fees.

Atty. Miles, the town attorney, will draw up the paperwork. The

Selectmen were requesting a Report from the Commission under

Section 8-24 of the Connecticut Revised Statutes and were hoping to

put this matter on the agenda for the Town Meeting in May.

**Motion**: Resolved, that the Planning Commission approves the

acceptance by the Town of Washington, by quitclaim deed from

Duncan Woodruff et al., of the two parcels on Rabbit Hill Road,

Parcel B: 0.038 acres and Parcel C: 0.006 acres respectively, as

shown on the survey, “Perimeter Survey Prepared for Duncan R. and

Rosa Woodruff,” by Mr. Hock, dated 12/29/14. This resolution

constitutes the report of the Commission required by Section 8-24

of the Connecticut Revised Statutes. By Mr. Frank, seconded by

Mr. Rimsky, passed 4 -0.

Consideration of the Minutes:

The Commissioners considered the minutes of the Regular Meeting of April 01, 2015.

**Motion:** to accept the April 01, 2015 Regular Meeting Minutes of

the Planning Commission as written, by Mr. Frank, seconded by Mr. Rimsky, passed by 4 – 0 vote.

Other Business:

*A Referral from Zoning Commission Concerning a Possible Change in*

*Regulation*

Ms. Gager explained that the referral from Zoning concerned

a petition to revise the Zoning Regulations by eliminating Section

11.6.2: Setback from a Town Boundary line. This would remove the 30 foot setback. The commissioners discussed the background for the

petition for this proposed change, which had been preceded by a

denial of a variance by the Zoning Board of Appeals for a new

structure to replace an existing non-conforming structure. The

commissioners discussed the proposal and concluded that, in their view, the regulation should be retained and that applicants should

seek relief from the ZBA in appropriate cases where hardship was

shown.

**Motion**: Resolved, that although the Planning Commission finds that

the proposed elimination of Section 11.6.2 of the Zoning Regulations is not inconsistent with any provision of the 2014

Washington Plan of Conservation and Development, the Commission is

not in favor of such proposal. The Commission strongly recommends

the retention of such section to support the integrity of the

Washington Zoning Regulations and to avoid conflict with the

administration of the regulations of any of the eight adjacent

municipalities. This resolution, adopted by a vote of 4 – 0,

constitutes the report of the Planning Commission required by

Section 8-3a(b) of the Connecticut Revised Statutes.

*Plan of Conservation and Development (POCD)*

*Sustainability Subcommittee*

The subcommittee will be chaired by Ms. Jahnke. The initial members will be Chris Charles, Peter Armstrong and Dick Heffernon. They will begin discussions and report back as to status at the June meeting.

*Economic Development Subcommittee*

Ms. Gager reminded the commissioners that the subcommittee’s

recommendation (endorsed by the full Commission) for retaining an Economic Development Coordinator is included as a line item in the proposed budget and deserves the support of the commission at the Town Budget Hearing on May 7, 2015.

Administrative Business:

Ms. Gager wanted everyone to know that Wayne Hileman had been

appointed as an Alternate member of the Planning Commission and that Erica Ryland has expressed interest in such an appointment.

Adjournment:

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

Ms. Jahnke, passed 4 – 0 vote.

**SUBMITTED SUBJECT TO APPROVAL:**

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Linda Nelson, Land Use Clerk 05-12-15

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