**TOWN OF WASHINGTON**

**Bryan Memorial Town Hall**

**Washington Depot, CT**

**PLANNING COMMISSION**

**MINUTES**

January 2, 2019

7:30 p.m. Main Level Meeting Room

**C Commissioners Present:** Mr. Hileman, Mr. Rimsky, Mr. Carey, Mr. Cole, Ms. Rill, Alt.

**Commissioners Absent:** Ms. Gager

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

**Also Present:** Ms. Matteo, Mr. Neff, Ms. Audet

**REGULAR MEETING:**

Mr. Hileman called the Regular Meeting to order at 7:30 p.m.

**Seated:** Mr. Hileman, Mr. Rimsky, Mr. Carey, Mr. Cole and Ms. Rill, Alt.

Ms. Matteo, future alternate member of the Planning Commission, was in attendance.

**CONSIDERATION OF THE MINUTES:**

The Commissioners considered the Minutes from the December 5, 2018, Meeting.

**Motion:** to approve the Meeting Minutes of the Planning Commission dated December 5, 2018, as submitted, by Mr. Cole, seconded by Ms. Rill passed by 3-0 vote.

**SUBSEQUENT BUSINESS:**

There was no subsequent business to be added to the agenda.

**NEW APPLICATION:**

**Ingrassia/282-292 Bee Brook Road/4 Lot Subdivision:**

Mr. Neff, PE gave a brief overview of the new site development plan. The property owners are planning to merge lots 2, 3, and 4 to create a 30.56-acre lot and lot 1, 5, and 6 will remain the same. Mr. Neff explained that they have shifted the Right of Way that will require a significant rock cut to decrease the grade of the proposed driveway making it easier to traverse.

Mr. Hileman stated that he spoke to Ms. Payne, Chairperson of the Conservation Commission, and she informed him that the Commission does not have any concerns. He also noted that it looks as though the newly proposed driveway location is outside of the wetlands review area.

Mr. Neff noted that he has submitted the proposed subdivision to the Health Department and the Inland Wetlands Commission. He noted that the other existing driveway will remain as it is.

Mr. Hileman informed Mr. Neff that the Mylar should include a note that the 30+ acre property may be resubdivided in the future.

The Commissioners reviewed Ms. Hill’s Preliminary Administrative Application Review, dated 1/2/19. The Commissioners agreed that this would be a resubdivision and a public hearing would need to be scheduled. It was agreed that a fee for one lot plus the State Tax would be required ($300 + $60). Mr. Hileman recommended that the Fire Marshal, Mr. Osborne, review the plan for sign off. The Commission asked that the applicant submit a request in writing to waive Section 4.4.11 for state plane coordinates and/or Section 4.5.4 for 2 ft. contours.

Mr. Hileman asked that Mr. Neff provide the Commission with digital copies of the subdivision plan when it is finished. The Commission scheduled a public hearing for the request of Ingrassia, 282-292 Bee Brook Road for a 4 Lot Subdivision, at the next regularly scheduled Town of Washington Planning Commission Meeting on February 6, 2019, beginning at 7:30 pm.

Mr. Hileman asked Ms. Hill to send the previous subdivision approval to him so that he may review the conditions of approval.

There was a brief discussion regarding revising the easement language.

**OTHER BUSINESS:**

**Sustainability Committee:**

Mr. Hileman stated that Ms. Gager could not be here tonight but the Sustainability Committee is making progress as they prepare for the submission to Sustainable CT in April. They have completed their inventory of action items and are preparing the documentation package.

**Economic Development Committee:**

Mr. Hileman shared the presentation he gave to the Economic Development Committee titled “Washington by the Numbers - Part 2.” (Link for this presentation is on the last page.)

**COMMUNICATIONS:**

There were no communications to discuss.

**ADMINISTRATIVE BUSINESS:**

**Revision of Subdivision Regulations**

Discussion of Revisions were tabled until the Planning Commission Meeting, February 6, 2019.

**Adjournment:**

**Motion:** To adjourn the meeting at 8:57 p.m. By Mr. Rimsky, seconded by Mr. Hileman, approved 5-0 vote.

**FILED SUBJECT TO APPROVAL**

Respectfully Submitted,

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

Shelley White, Land Use Clerk

January 9, 2019

