**TOWN OF WASHINGTON**

**Bryan Memorial Town Hall**

**Washington Depot, CT**

**PLANNING COMMISSION**

**MINUTES**

November 7, 2018

7:30 p.m. Main Level Meeting Room

**Commissioners Present:** Mr. Hileman, Mr. Rimsky, Ms. Gager, Ms. Rill

**Commissioners Absent:** Mr. Carey, Mr. Cole

**Staff Present:** Ms. White

**Others Present:** Ms. Matteo

**REGULAR MEETING:**

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

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

Mr. Hileman welcomed Ms. Matteo who is considering becoming an alternate member of the Planning Commission.

**CONSIDERATION OF THE MINUTES:**

The Commissioners considered the Minutes from the September 5, 2018, and October 3, 2018, Meetings.

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

**SUBSEQUENT BUSINESS:**

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

**OTHER BUSINESS:**

**Referral from Zoning Commission/Petition to Add Sections 7.8, 7.8.1 and 7.9 to allow in the New Preston Business District a waiver by Special Permit of Section 3.2, which requires that a lot situated in two districts must be governed in its entirety by the more restrictive district regulations:**

The Commissioners discussed Section 3.2 of the Zoning Regulations. Mr. Hileman explained the history of the Marbledale Business District. He noted that the Marbledale Business District is the only business district in Town that allows this under Sections 9.5 – Development Options Permitted by Special Permit.

Mr. Hileman read a section from the Town’s 2014 POCD, page 17:

**“Zoning**

Washington’s Zoning Regulations should be reviewed to determine whether they promote or hinder creative and dynamic economic development. The regulations should be revised as necessary to assure a clear and concise pathway for appropriate development projects while still protecting the Town’s unique village centers, residential districts, and overall character.

For example, numerous parcels in the village areas are presently divided by commercial and residential zone boundaries. Under present regulations, a lot that lies within two zones is governed by the more restrictive zone. This issue prevents denser yet appropriate levels of development in the village centers. Expanding the existing business district boundaries on a case-by-case basis to include these lots in their entirety—or permitting them to be used for commercial purposes by Special Permit—would be a relatively straightforward step to promote greater economic vitality in the village centers. Additional information on this topic can be found in Chapter 4—Village Centers.”

7:41 pm - Ms. Gager arrives and is seated.

There was a brief discussion regarding amending the Zoning Regulations so that they are consistent within all the commercial districts. Mr. Hileman stated that this current referral is petitioning for something that is in the 2014 POCD.

**Resolved:** Considering the petition to add Sections 7.8, 7.8.1 and 7.9 to allow in the New Preston Business District a waiver by Special Permit of Section 3.2, which requires that a lot situated in two districts must be governed in its entirety by the more restrictive district regulations,the Planning Commission finds that they are consistent with the Town’s Plan of Conservation and Development, by Mr. Rimski, seconded by Mr. Hileman, passed by 4-0 vote.

**ADMINISTRATIVE BUSINESS:**

**Revision of Subdivision Regulations**

Mr. Hileman stated that the Conservation Commission, The Fire Marshall, Fire Chief Wright and Mr. Smith of the Highway Department are considering possible amendments to sections of the Subdivision Regulations and will provide feedback to the Planning Commission.

**2019 Planning Commission Meeting Calendar:**

The Commission considered the draft calendar for the 2019 Meeting Schedule. The only month in question was July and they agreed to schedule the meeting for July 2nd, 2019.

**Motion:** to approve the Town of Washington Planning Commission Meeting Calendar for 2019, by Mr. Hileman, passed unanimously.

**Sustainability Committee:**

Ms. Gager discussed the progress the Sustainability Committee has made. She explained how the Committee members will take all the sections from the Master Action List that they believe accomplished and provide a narrative for each of the items. The Committee is planning to submit this information to Sustainable Connecticut by March or April of 2019.

**Adjournment:**

**Motion:** To adjourn the meeting at 7:52 p.m. By Ms. Gager, seconded by Mr. Rimsky, approved 4-0 vote.

**FILED SUBJECT TO APPROVAL**

Respectfully Submitted,

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

 Shelley White, Land Use Clerk

 November 14, 2018