TOWN OF WASHINGTON

**Bryan Memorial Town Hall**

**Washington Depot, CT**

**PLANNING COMMISSION**

MINUTES

December 02, 2014

7:30 Upper Level Mtg Room

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

**Members Absent:** Ms. Jahnke

**Alternates Present:** Mr. Bedini

**Alternates Absent:** Ms. Tibbatts

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

**Also:** Mr. Osskandy, Engineer

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

**Seated:** Gager,Rimsky, Carey, Frank, Bedini, Alt.

Consideration of the Minutes:

The commissioners considered the minutes of the November 5, 2014 Planning Commission Meeting.

*Corrections:*

Page 2: final paragraph. **Change** Louney to Looney

**Motion:** to accept the November 5, 2014 Meeting Minutes of the Planning Commission as amended, by Mr. Frank, seconded by Mr. Bedini, passed by 5-0 vote.

The commissioners considered the minutes of the November 13, 2014 POCD Public Hearing.

*Corrections:*

Page 1: header. Typo on date. **Change** November 13, 2013 to November 13, 2014.

**Motion:** to accept the November 13 2014 Minutes of the Public Hearing as amended, by Mr. Frank, seconded by Mr. Carey, passed by 5-0 vote.

New Applications:

**Smith/279 New Milford Turnpike/ two-lot resubdivision**

Last month the Commission had not discussed this application because it had not been submitted six days prior to the meeting. Mr. Oskandy, Engineer, Arthur H. Howland and Associates, represented the applicant at this meeting. A two lot resubdivision at 279 New Milford Tnpk. is proposed. Mr. Oskandy showed the commissioners two different maps and explained his clients’ requests. These maps were, “Final Plan” prepared for Wendy Bonomonte by CJOJ, LLC. Dated October 1, 2014, on 11/25/14 and “Subdivision Layout & Site Development Plan by Arthur H. Howland & Assoc. revised to 11/17/14, sheet sub.1, dated August 12, 2014. Mr. Oskandy stated the property is located on Route 202 north of the Chuck Wagon restaurant with the East Aspetuck River bordering the front of the property. A private bridge crosses the river and is currently shared by two properties. Mr. Oskandy explained his client’s proposal to divide his nine acres into two lots. (Lot 1 would be 4.39 acres and Lot 2 would be 4.66 acres) The existing structures would be removed except the existing foundation would be used for a structure on lot 2. Both properties are to have their own septic systems and individual wells. Mrs. Hill’s 12/2/14 report was reviewed and open items noted.

Ms.Gager asked Mr. Oskandy to contact the property owner to find out when he would be available for a site inspection by the commissioners. A site inspection will be conducted prior to the commencement of the public hearing, which was scheduled for the next regular meeting date of the Commission, January 6, 2015.

Other Business:

*Plan of Conservation and Development (POCD)*

The Commission discussed final edits to the Plan of Conservation and Development. Written comments were reviewed including the following;

1. A letter dated November 11th, 2014 from David Owen and Greg Seeley.
2. Memo dated May 30, 2014 from Phil Farmer and others.
3. A letter dated November 8, 2014 from Jane & Howard Barnet.
4. A letter dated November 24, 2014 from Peter Becker, Head of School of the Gunnery.
5. A report from the Northwest Hills Council of Governments received November 12, 2014.
6. A letter from the Conservation Commission dated April 13, 2014.
7. Comments from the Conservation Commission re: Action Agendas.
8. Comments from Mark Picton concerning Sustainability, Chapter 5.

Input received at the public hearing was considered. Among the issues discussed were whether the maximum lot coverage allowed on school campuses should be increased, whether expansion of non- conforming institutional uses in the residential districts should be encouraged, and whether the Commission should recommend that development be restricted on steep slopes greater than 15%.

With respect to the recommendation in the draft Plan that the Town employ an Economic Development Director, it was the consensus that all references to a “part time” position would be deleted. Whether this director will be full or part time and whether the position will serve only the Town of Washington or will be shared with other towns will be decided in the future.

The commissioners reviewed the comments of the Conservation Commission and made revisions it deemed appropriate.

Consideration of the comments on Sustainability was deferred since, as indicated in the draft Plan, additional analysis of Washington’s goals and strategies in this subject area should start immediately following adoption of the Plan.

Mrs. Hill will send the list of final edits to Mr. Hileman. Ms. Gager asked that the final draft be sent to the commissioners for their review prior to the January 6th meeting. She said adoption of the Plan would most likely take place in February. The report of the Board of Selectmen concerning the draft Plan has not yet been received.

Ms. Gager asked that the record reflect the appreciation of the Commission to everyone who attended the public hearing and offered comments for review or submitted comments for review.

## Plaza Improvements Update:

 Mr. Rimsky reported that the state has approved the Town’s choice of consultant, Technical Planning Associates. Now the state and TPA will negotiate a contract and once this is done it will be brought to the Plaza Improvement committee and the process of planning the plaza can begin.

*Economic Development Subcommittee Update:*

Mr. Bedini reported he is planning a meeting with some members of the Washington Business Association and town boards, and other interested residents to discuss the process for hiring an economic development director and his the job description for such position.

Communications:

There were no communications to discuss.

#### Administrative Business:

The commissioners voted 5-0 to approve the 2015 Calendar.

Public Comment:

No one from the public was present at this time.

Adjournment:

**Motion:** to adjourn at 9:23 pm, by Mr. Rimsky, seconded by Mr. Bedini.

Ms. Gager adjourned the meeting.

**SUBMITTED SUBJECT TO APPROVAL:**

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Linda Nelson, Land Use Clerk 12-8-14

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