**TOWN OF WASHINGTON**

**Bryan Memorial Town Hall**

**Washington Depot, CT**

**PLANNING COMMISSION**

**MINUTES**

December 5, 2018

7:30 p.m. Main Level Meeting Room

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

**Commissioners Absent:** Ms. Gager

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

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

**REGULAR MEETING:**

Mr. Hileman called the Regular Meeting to order at 7:31 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 November 7, 2018, Meeting.

**Motion:** to approve the Meeting Minutes of the Planning Commission dated November 7, 2018, as submitted, by Mr. Rimsky, seconded by Ms. Rill passed by 3-0 vote.

**SUBSEQUENT BUSINESS:**

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

**NEW BUSINESS:**

**Ingrassia/282-292 Bee Brook Road/Proposed Changes to Approved Subdivision – Merge Lots, Lot Line Revision, Change in Location of Right of Way per Section 3.10:**

Mr. Neff, PE was present to represent the property owners and discuss proposed subdivision changes.

The Commissioners and Mr. Neff looked at the map titled, “Site Development Feasibility Plan” Subdivision Lot Line Revision, dated 11/28/18 with a revision date of 12/4/18 by Brian Neff, Licensed Engineer. Mr. Neff gave a brief description of the proposed changes to the 6 lot subdivision of the 59.7-acre property at 282-292 Bee Brook Road and explained that they are proposing to combine lots 3 and 4 and transfer 5.741 acres from lot 2 to the combined lots. The proposed changes include redirecting the 50-foot right of way in favor of lots 1 and 5. Mr. Neff noted that with the proposed changes lot 1 would be 8.892 acres, lot 2 -10. 221 acres, combined lots 3 and 4 - 20.325 acres, lot 5 - 6.688 and lot 6 - 6.668 acres. He noted that these changes would resolve some of the current setback issues and that the proposed revised location of the access way to the upper two lots would be less of a slope but longer than the existing right of way.

There was a brief discussion regarding the location of the existing septic and areas that were tested for septic.

Mr. Hileman stated that if the newly proposed lot of the combined lots 3 and 4 are going to be re-subdividable then there must be a note indicating this on the proposed lot line revision map.

Mr. Neff explained that the current right of way bisects the two properties that they are proposing to combine. He noted that the proposed longer driveway that goes around the edge of the properties allows the combined lots to be used more effectively, and a lesser grade slope to the upper lots is safer and manageable for emergency access.

Mr. Hileman asked if these changes to the approved subdivision plan are being requested because of unanticipated sight conditions. He explained that it is the Planning Commission’s duty to decide whether this is a minor change and if it is not a minor change the property owners must resubmit a subdivision application or the Commission would have to deny this request. The Commission did not think this proposed plan was a minor change. Mr. Hileman stated there are three major changes that are reasonable but not insignificant: 1. Lot Line Change, 2. Combining of Two Lots, and 3. Changing/Redirecting the Right of Way.

Ms. Hill noted that there could be an encroachment within 100 ft to an Inland Wetland Regulated Area.

After a brief discussion Mr. Neff submitted a request to withdraw the revision.

**OTHER BUSINESS:**

**Sustainability Committee:**

Mr. Hileman stated that Ms. Gager could not be here tonight but the Sustainability Committee has been able to get through 80% of their list and will be meeting again before the end of the month.

**Economic Development Committee:**

Mr. Hileman shared the presentation he gave to the Economic Development Committee titled “Washington by the Numbers.” (Link for this presentation is on the Town Website – Planning Commission)

**COMMUNICATIONS:**

There were no communications to discuss.

**ADMINISTRATIVE BUSINESS:**

**Revision of Subdivision Regulations**

Discussion of Revisions were tabled until the Planning Commission Meeting, January 2, 2019.

**Adjournment:**

**Motion:** To adjourn the meeting at 8:47 p.m. By Mr. Rimsky, seconded by Ms. Rill, approved 5-0 vote.

**FILED SUBJECT TO APPROVAL**

Respectfully Submitted,

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

 Shelley White, Land Use Clerk

 December 12, 2018