**Bryan Memorial Town Hall**

**Washington Depot, CT**

**PLANNING COMMISSION**

**Special Meeting**

**MINUTES**

May 9, 2017

6:00 p.m. Main Level Meeting Room

**Members Present:** Mr. Hileman, Mr. Rimsky, Mr. Carey,

**Members Absent:** Ms. Jahnke, Ms. Gager

**Alternates Present:** Ms. Ryland

**Alternates Absent:** Mr. Bedini

**Staff Present:** Ms. Pennell

**Others Present:** Mr. Fairbairn

**Special Meeting For:**

**Deliberation and Vote on the Washington Community Housing Trust application for a 3 Lot Subdivision at 181 New Milford Turnpike**

Mr. Hileman called the Special Meeting to order at 6:00 p.m. and seated Mr. Hileman, Mr. Rimsky, Mr. Carey, Alt. Ms. Ryland

Mr. Hileman read the proposed motion for this application.

**MOTION:**

To approve an application submitted by the Washington Community Housing Trust for a 3-lot subdivision at 181 New Milford Turnpike per the “Record Subdivision Map,” “Proposed Sanitary Disposal System Plan,” and “Sedimentation and Erosion Control Plan,” all by Arthur H. Howland and Associates, dated January 24, 2017 and revised to May 2, 2017 and pursuant to the Affordable Housing Land Use Appeals Act, a.k.a. C.G.S. § 8-30g, with the following waivers, condition, recommendation and statement of purpose:

**WAIVERS:**

1. Subdivision Regulation 3.2.1. C – Application Fee – is

 hereby waived.

2. Subdivision Regulation 3.4.3. A – Posting of Sign on

 Property – is hereby waived.

3. Subdivision Regulation 4.4.11 – State Plane Coordinates on

 Subdivision Map – is hereby waived.

4. Subdivision Regulation 5.8.2 – Open Space Set-aside

 Requirement – is hereby waived via 5.8.4. B – Exception for

 Affordable Housing.

5. Subdivision Regulation 10.0 – Fire Protection Plan – is

 hereby waived due to the parcel’s location adjacent to the

 New Preston Firehouse.

**CONDITION:**

1. Written verification of compliance with all relevant

 affordable housing requirements required under C.G.S.

 § 8-30g shall be submitted by the applicant to the

 Washington Housing Commission and updated as necessary.

**RECOMMENDATION:**

1. Per the Washington Conservation Commission, it is

 recommended that the applicant provide roadside landscape

 buffering appropriate for and in harmony with the existing

 neighborhood, to be determined by the applicant.

**STATEMENT OF PURPOSE:**

The Washington Planning Commission acknowledges that certain aspects of this application, including but not limited to lot size, proposed setbacks, and soil type boundaries, do not comply with local regulations. However, because this application is being filed under C.G.S. § 8-30g, the applicant may bypass local regulations, including Subdivision Regulation 1.4 – Conformity to Zoning Regulations – so long as public health and safety are not adversely impacted.

The Planning Commission has determined that the applicant has met the requirements for an affordable housing application under C.G.S. § 8-25, 8-30g, and 8-39a. Furthermore, the Commission has determined that public health and safety issues have been adequately addressed by the applicant.

By Mr. Hileman, seconded by Ms. Ryland, passed 4-0 vote.

**Discussion:**

Mr. Hileman reviewed the five waivers, the condition, recommendation and statement of purpose that are all a part of the motion for this application’s approval.

Ms. Ryland did raise questions regarding the soil type boundaries. Mr. Hileman stated that this is not a requirement as it is not a public health and safety concern and the Health Department has signed off that the soil will support the homes being built on this property. Ms. Ryland inquired as to how the Commission is certain that the applicant has met the requirements of the C.G.S.8-25, 8-30g, and 8-39a. Mr. Hileman stated that all supporting documents from applicant have been provided for the record to support this conclusion.

Mr. Hileman asked that all Commission members in favor of the motion to approve this application acknowledge such by saying “Aye”. All Commission members stated “Aye” and motion carried.

**ADJOURNMENT:**

**MOTION**: To adjourn the meeting at 6:14 p.m. By Mr. Hileman, seconded by Mr. Rimsky, passed by 4-0 vote.

**FILED SUBJECT TO APPROVAL**

Respectfully Submitted,

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

 Donna Pennell, Land Use Clerk

 May 10, 2017