

## Washington Planning Board

### Meeting Minutes - Draft

August 4, 2020

- 0.0 Assembly: 6:30PM, at Camp Morgan Lodge
  - 0.1 Members present: Hatch, Kluk, Crandall and Schwartz
  - 0.2 Alternates present:
  - 0.3 Members and Alternates Absent: Revane, Chidester and Terani
  - 0.4 Visitors: Peter Mellen

Hatch called the meeting to order at 6:30 PM.

- 1.0 **Minutes: July 7<sup>th</sup> meeting** – There were no changes requested, Crandall made a motion to approve as written, Kluk seconded the motion and all voted in favor.
- 2.0 **New Business:**
  - 2.1 **Peter Mellen, Karpowski/Daley Annexation** – Peter Mellen met with us to discuss the pending application for annexation and the variances needed to complete the approval process. We looked at the plan drawn by Mellen, showing the lots, TM 25-90 and TM25-91 and the changes requested. The two lots are non-conforming and will require variances (3 for Daley and 1 for Karpowski) in order for the Board to approve the annexation. We discussed and set a hearing date of August 26<sup>th</sup>. This will be a joint hearing with the ZBA to get all business done by the two boards at one time. We agreed on 6:30PM at Camp Morgan Lodge with the ZBA continuing their hearing afterward. Schwartz will coordinate with DeFosse on a notice for the newspaper and abutter noticing.
- 3.0 **Old Business:**
  - 3.1 **Inspection of businesses:** Schwartz shared the answers to our questions provided by the Fire Chief concerning inspections and responsibilities for businesses and larger public meeting spaces. We will get back to him with any further questions we may have. Schwartz will share the document with the Select Board.
  - 3.2 **Washington General Store:** Hatch said that the road improvements in front of the store look good, they seemed to do much more than originally planned. Hopefully this will improve the storm runoff situation. Hatch said Ryan is getting quotes for paving the driveway and other work. Hatch said he will keep an eye on USDA grant opportunities and other grants and we can work with Jared Reynolds on this.
  - 3.3 **LUO review** – Kluk went over the steep slopes research she did. We discussed it and decided to add “buildable area” and “non-buildable area” to section 201.1, to add clarity. Kluk will draft some language that we can look at next month. Hatch said he had a call from someone asking whether he needed a building permit to put in an in-ground pool. We discussed and decided he would need one because a pool is mentioned in the definitions as a structure requiring one. Hatch will advise the caller.
  - 3.4 **Town Center Vision project** – Crandall shared some visual proposals for driveway access and parking for the Town Center. We discussed and gave a few suggestions for tweaks to the plan. Schwartz said she would work on the visuals to make the changes. Crandall wants before and after shots to show the changes.
  - 3.5 **Old Schoolhouse project update** – Revane was not in attendance but Schwartz said that the annex is done and the siding and roofing are next. The DPW will dig

the electric lines and sprinkler lines and lay them soon.

- 3.6 **Master Plan** – this is a placeholder.
- 3.7 **ZBA Report** – Hatch said the ZBA met at the end of July and have one new case to decide this month (August). Our joint hearing with them will add one more case to their agenda.
- 3.8 **UVLSRPC** – Hatch said he will contact them about board membership.
- 3.9 **Budget** – Schwartz said that the board has only spent 31% of the PB budget so far this year.

#### 4.0 **Driveway Permits:**

- 4.1 **Black**, TM 15-39, 1021 Millen Pond Road, requesting a driveway/parking area for an existing residence, Ed checked the site, as well as, Hatch who signed the permit. The fee was paid.
- 4.2 **Brighton**, TM 15-104, Millen Pond Road, requesting access for agriculture and recreation. He will be closing an existing bar way. Ed checked the site and Hatch checked and signed the permit. The fee was paid.
- 4.3 **Gebo**, TM 12-128, Washington Drive, requesting a permanent drive for logging, Ed checked and required a culvert. Hatch checked the site and signed the permit and the fee was paid. Schwartz questioned why Gebo was asking for a permanent driveway for logging on a 4-acre lot, there is not that much logging that can be done on a small lot like that. No one had an answer.
- 4.4 **Garvin**, TM 9-24, Ayers Pond Road, requesting a driveway for a residence. This is an existing road for agriculture but will be lengthened to reach the site for building a house. It is a change of use, Ed checked the site, Schwartz checked the site and Hatch signed the permit and the fee was paid.

Hatch mentioned that he has been signing permits as they come in but doesn't feel the need to rush a permit if the circumstances don't warrant it. Schwartz suggested that we add a construction start date to the permit application, along with the completion date to indicate time sensitivity. Hatch made a motion to do that, Kluk seconded and all voted in favor. Schwartz will make the change.

The Yusko driveway relocation on Millen Pond Road was discussed and we decided to have Schwartz send a letter to them bringing to their attention that an application is required. She will send a driveway permit application with the letter.

#### 5.0 **Mergers:** None

#### 6.0 **Communications:** None

#### 7.0 **Meeting date for next Planning Board meeting** – September 1, 2020, at 6:30 PM, Camp Morgan Lodge.

#### 8.0 **Adjournment:** Time: 8:42PM Motioned by Kluk, seconded by Crandall, all voted in favor.

Respectfully Submitted,  
Nan Schwartz