

Washington Planning Board

Meeting Minutes - Draft

September 1, 2020

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

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

- 1.0 **Minutes: August 4th meeting** – There were no changes requested, Kluk made a motion to approve as written, Crandall seconded the motion and all voted in favor. **August 26th Public Hearing**, Hatch requested that Schwartz refer to the Daley/Karpowski plan for annexation in the opening sentence, Schwartz will add that, Crandall made a motion to approve as corrected, Kluk seconded the motion and all voted in favor.
- 2.0 **New Business:**
 - 2.1 **Peter Mellen, Callender/Boudart annexation.** We looked at the plan drawn by Mellen, showing the lots, TM 11-11 and TM 11-11-1. The lots were in a trust that was conveyed to the brothers, Tim and Don. Now Tim and Don's wife are splitting the property by conveying an annexation from TM 11-11 to TM 11-11-1. Both lots are non-conforming (TM 11-11 frontage and TM11-11-1 frontage and area). The annexation will not require any variances as the annexation will make TM 11-11-1 more conforming, and will not make TM 11-11 less conforming. They are also proposing 3 easements to benefit both properties. We went through the application checklist and all was in order. Mellen will provide a draft annexation deed for the application. Kluk made a motion to accept the application as complete, Crandall seconded the motion and all voted in favor. We agreed on setting the public hearing for October 6th at 6:30PM at Camp Morgan Lodge. Schwartz will take care of the abutter and newspaper noticing.
- 3.0 **Old Business:**
 - 3.1 **Peter Mellen, Karpowski/Daley Annexation** – Mellen brought the mylars for the annexation we approved at the Public Hearing. He added the variances granted under #10 on the plan. Hatch signed the mylars and Schwartz will take them to the Registry of Deeds.
 - 3.2 **Washington General Store:** Hatch said there is no update but he continues to look for available grants. He said the northern catch basin seems to be doing its job. Crandall commented that Curran could add pavers to create a walkway to the park if a grant is obtained.
 - 3.3 **LUO review** – Kluk went over the draft language for 201.1 and the definitions. We had 2 options for definition of Building Area and we decided on option 1. Crandall commented that the restrictions should also show up in the building permit. Revane commented that the BoS ask for a copy of any existing covenants and restrictions to keep in the office for reference. Schwartz will incorporate the changes into the LUO draft and we will decide on a public hearing date at our next meeting.
 - 3.4 **Town Center Vision project** – Crandall shared a new visual proposals for

driveway access and parking for the Town Center. He thinks the new design solves several issues. He talked to Ed Thayer (DPW) and the Shawn Atkins (Fire/Rescue) about their needs and took into consideration what DOT required for access onto Rte. 31. With this design we pick up 10K sq. ft. of grass in the front of the buildings. We discussed many aspects of the plan. The TCV committee met this morning and everyone was in favor of the plan. He asked if the PB agrees who should go to the BoS with the plan? Hatch said he is happy to take the plan to the BoS. Hatch made a motion to accept the plan as drawn (but adding arrows), Crandall seconded the motion and all voted in favor. Crandall said that discussions are continuing with the Trimarco/Rouse's concerning the Town Pound and a historic walking tour booklet has been completed and is for sale at the Farmer's Market.

3.5 Old Schoolhouse project update – Revane said the annex is being made weather tight and siding is going on. They will do rough plumbing this year and get the furnace and duct work done. Mini-splits will be added next year. The DPW will dig the electric lines and sprinkler lines and lay them soon. The electric pole by the Town Pound has to stay but all the rest will be underground (eliminating 2 poles).

3.6 Master Plan – this is a placeholder.

3.7 ZBA Report – Hatch said the ZBA joint hearing went OK and they worked through their issues with the variances needed for our annexation. They prefer to grant less variances and rework a plan, when possible.

3.8 UVLSRPC – Hatch contacted Chris Courtemanch about board membership and she said they need an appointment by the BoS, which PB needs to request of them. Kluk made a motion for Hatch to be appointed as the Town's representative on the UVLSRPC board, Crandall seconded and all voted in favor. Schwartz will send a letter with this request to the BoS for Thursday.

3.9 Driveway Permit – Schwartz added the start date of construction to the application (as decided last meeting) and she will let Ed Thayer know this has been added.

Schwartz sent a letter to Yusko last month about his new driveway and later learned that it was permitted last year. She sent a subsequent letter of apology for the first letter.

4.0 Driveway Permits: None

5.0 Mergers: None

6.0 Communications:

6.1 Intent-to-cut, Mata, Halfmoon Pond Road, TM 2-2

6.2 Intent-to-cut, Dole, Ayers Pond Road, TM 6-4 and 6-8

7.0 Meeting date for next Planning Board meeting and Public Hearing – October 6, 2020, at 6:30 PM, Camp Morgan Lodge.

8.0 Adjournment: Time: 8:16PM
Motioned by Crandall, Kluk seconded by, all voted in favor.

Respectfully Submitted,
Nan Schwartz