

Washington Planning Board

Meeting Minutes - Draft

June 6, 2023

- 0.0 Assembly: 6:30PM, on 2nd floor of Town Hall
 - 0.1 Members present: Crandall, Douglas, Martin, Revane and Schwartz
 - 0.2 Alternates present: Florence
 - 0.3 Visitors: Patrick Dombrowski

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

- 1.0 **Minutes: May 2nd Meeting** – Crandall asked if any changes were needed in the minutes, no changes or additions were mentioned Martin made a motion to approve the minutes as written, Douglas seconded the motion. All voted in favor.

2.0 New Business:

- 2.1 **Discussion about the future development of property on King Street, TM 19-24** – Revane wanted to fill us in on a conversation that he had with a new property owner, He said the owner is a retired NASA engineer who has an idea to develop a research center on the property in conjunction with land conservation. He wants to learn about adapting to environments and setting up micro hydro, wind, solar as they explore. He is teaming up with other colleagues from NASA in this endeavor. Revane had a document that explained the idea that he will share with us. The question he had for the board was what would be involved in terms of town restrictions and requirements. Florence commented that it sounded low impact and high profile. The owner wants to start a foundation to support this. Douglas asked about taxes and whether they would be tax exempt. Revane said the BoS is setting up a phone meeting with him for Thursday and invited members to attend.
- 2.2 **Discussion about “occasional sleeping overnight” in “any structure”** and how or if it is covered by the LUO (allowed or prohibited). Revane wanted to discuss situations where people might be using a structure that is not a dwelling to stay overnight. The LUO doesn’t say anything about this. We thought it would be difficult to administer. The BoS see this as a safety issue.

3.0 Old Business:

- 3.1 **Crandall subdivision** – Crandall recused himself from the discussion and any decisions on this subdivision application issue. Patrick Dombrowski (Crandall’s surveyor) passed out copies of the proposed plan and the application for a major subdivision. We reviewed his application and list of requested waivers. He stated that the only change in the plan we have could be if they decide to move the proposed location of the house. We felt the items we requested at the last meeting were provided and we set the hearing date for July 11th at 6:30pm. Schwartz will notice the hearing and notify the abutters.
- 3.2 **Janeway subdivision** – Dombrowski had the minor subdivision to discuss with us. He presented the plan to subdivide a 4.05-acre lot (containing a circa 1830 house) from a 45-acre lot on Ayers Pond Road. He said the test pit was done as required by the state and he is ready to have the hearing on the application. We set the hearing for July 11th after the Crandall hearing with our regular meeting to follow. Schwartz will notice the hearing and notify the abutters.

- 3.3 Phil Byers** – Schwartz said that Byers sent in a business application for his landscaping and property management business. We reviewed his application and the only question was where he keeps his equipment. Douglas made a motion to approve his application as a minor business conditional on him not keeping large equipment on site, Martin seconded the motion and all voted in favor. Schwartz will send him a letter to ask about the equipment storage. We may need him to apply for a minor site plan review.
- 3.4 Driveway Regulations** – Florence asked to explain his work and the document he sent out to us. Crandall said he felt that the attorney didn't understand the issues on state roads where they permit the cut and we have no further say on the construction of the driveway past the edge of the right-of-way. Florence said he researched over a dozen different towns and he found that the best practices were a slim application with a robust regulation ordinance. He said we are lacking some definitions for driveway, private roads, state maintained highways and town road. Florence feels that all the driveway regulations should be in the LUO and go to town meeting for approval. His document laid out what would be needed for this. Revane would like to see a separate driveway construction permit that kicks in beyond the cut and right-of-way at the property edge in addition to the permit for the driveway cut. Florence said that most towns do it separately. Schwartz said that the town has separate ordinances with town policies such as the noise ordinance that are presented at public hearings and adopted by the Select Board. Florence asked us to look at Bow, Goshen and other towns. We will continue to discuss the issue.
- 3.5 Rules of Procedure** – Crandall said that we have proposed changing 4.1 of the rules to say that we don't need a quorum physically present to hold a meeting, instead requiring a quorum made up of those both present and those remotely attending. Revane said that he just attended a webinar about meetings and right-to-know and it was stated that state law says a quorum must be physically present to conduct business at a meeting. He explained that this is because an electronic disruption would mean you no longer had a quorum. We decided to drop the issue and keep our Rules of Procedure as they are.
- 3.6 Town Center Vision project** – Crandall said that the subcommittee has met twice and walked the property. He said there are 2 issues being discussed; the use of the Library adjacent land and the parking and access plan for the Town Hall property. He sees these as projects to be phased over time. They are meeting again in a few weeks to discuss further.
- 3.7 Old School House project** – Revane said they are working on the upstairs.
- 3.8 Master Plan** – Douglas said he has Kluk's materials and will review them this month.
- 3.9 ZBA Report** – Florence said they met last Wednesday and took care of 2 applications.
- 3.10 UVLSRPC** – No report.
- 4.0 Unresolved Business:**
- 4.1 Crestwood Business Permit** – Schwartz sent him a letter and Crandall said that he spoke with Chidester and we will be hearing from him soon.
- 4.2 Bruce Putnam Business Permit** – Revane said that Putnam is on oxygen and not doing business at this point. He will speak with him soon.
- 4.3 Zach Ordway – Business permit** – Schwartz said he is working on his application and we should have for next month.
- 5.0 Driveway Permits:**

- 5.1 Barkie**, TM 11-27-3, Lempster Mountain Road, permanent driveway for home. Crandall said we received a map of the home driveway but no complete new application for the home driveway. Schwartz said the map shows a 750' driveway with a turnout for emergency vehicles. Crandall will send him a letter noting that we need a new application including the map with distances, elevations (slope), etc. Revane said he was in there blasting ledge earlier today.
- 5.2 Crandall**, TM 15-48-1, Faxon Hill Road, permanent driveway for home. Ed checked the site and signed, requiring a culvert and a blind driveway sign to be provided by the applicant to be put up by DPW. Schwartz looked at site and approved. Members approved Schwartz signing the application because Crandall recused himself from the matter.

Florence asked about top dressing an existing driveway and whether a permit would be needed. Crandall said that as long as you aren't changing the driveway no new permit is required. Schwartz mentioned the driveway at TM 16-77-04 which has been widened where it connects to the road with new headwalls and culverts. Revane said that Ed Thayer (DPW) is talking with him about the work being done. This should have been permitted.

6.0 Mergers: None

7.0 Communications: None

7.1 Intent to Cut form, Douglas, Faxon Hill Road, TM 18-70

8.0 Date for next Planning Board meeting – Tuesday, July 11, 2023, at 6:30PM, in the upper hall at Town Hall. Public Hearings to be followed by the regular meeting.

9.0 Adjournment: Time: 8:28 PM
Motioned by Douglas, seconded by Martin, all voted in favor.

Respectfully Submitted,
Nan Schwartz