

Washington Planning Board
Public Hearing/Meeting Minutes - Draft
January 3, 2023

- 0.0** Assembly: 6:30PM, on 2nd floor of Town Hall
 - 0.1 Members present: Hatch and Schwartz, Allan Dube, ex-officio, Kluk and Crandall joined on Zoom,
 - 0.2 Alternates present: None
 - 0.3 Visitors: Peggy & Vincent Ciriello, Peter Mellen, Beth Gallagher, Mark Florence

Hatch called the Public Hearing to order at 6:30PM.

1.0 Public Hearings

- 1.1 Ciriello** – Hatch stated we are considering the application of the Ciriello’s to do a minor subdivision their property TM 9-36 on Sandy Knolls Road. The property is a 57.44-acre parcel that will be divided into two lots of 37.44 acres and 20 acres. Each resulting lot will have a structure on it with its own well and septic system. Hatch asked for comments and questions. Abutter Beth Gallagher said she has no objections. Hatch asked Mellen if he had any updates to the plan. Mellen had one update to the plan, which was the addition of a signature box for the PB approval. He provided 4 copies of sheet one. Hatch asked the board if they had any questions on the plan and there were none. We then reviewed the application checklist item by item and the requested waivers. There being no further questions, Hatch closed the hearing at 6:38PM.
- 1.2 Douglas** – Hatch opened the Public Hearing for the Douglas minor subdivision at 6:39PM. He stated we are considering the application of the Douglas Trust for a minor subdivision of their property TM 15-70 on Faxon Hill Road The property is a 28.6-acre parcel that will be divided into two lots of 16.6 acres and 12 acres. One lot has an existing house with well and septic system on it. Both will be waterfront lots with the required frontage. Hatch asked for questions or comments and whether there were any updates to the plan. There being none he asked the board if they had any comments or questions and there were none. We then reviewed the application checklist item by item and along with the requested list of waivers. There were no further questions from the board or the public so Hatch closed the public hearing at 6:42PM

Hatch opened the regular meeting at 6:43PM.

- 2.0 Minutes: December 6th Meeting** – Hatch asked if any changes were needed in the minutes, no changes or additions were mentioned. Kluk made a motion to approve the minutes as written, Crandall seconded the motion. All voted in favor.
- 3.0 New Business:**
 - 3.1 Mark Florence** – Florence asked for a couple of minutes to speak with the Planning Board about his candidacy for Selectman. He is running for the seat currently filled by Tom Marshall who is not running for reelection. He wanted to know what the board’s current issues are and asked for our support. We thanked him for coming in to speak with us.
 - 3.2 Ciriello Subdivision** – Hatch asked for comments or a motion on the application. Kluk made a motion to accept the requested waivers and approve the subdivision plan. Crandall seconded the motion and all voted in favor. Schwartz provided the Ciriellos with the fees owed on the application and they provided a check for the

fees. Mellen provided the two sets of mylars for the subdivision and Hatch signed and dated them. Schwartz will bring them to the Registry of Deeds.

- 3.3 Douglas Subdivision** – Hatch again asked for comments or a motion on the application. Kluk made a motion to accept the requested waivers and approve the subdivision plan. Crandall seconded the motion and all voted in favor. Schwartz provided Mellen with the fees owed on the application and he will pass it along to the Douglas'. Mellen provided the two sets of mylars for the subdivision and Hatch signed and dated them. Schwartz will bring them to the Registry of Deeds.

4.0 Old Business:

- 4.1 Zach Ordway – Business permit** - Schwartz said that she had sent Ordway a request for information about square footage and parking and a copy of the exemption to site plan review. Nothing has been received to date. She will contact him again.

- 4.2 Driveway Issues off State Roads and other LUO proposed tweaks**– Schwartz sent out the reply we received from Matt Serge on our driveway question. We discussed his wording and other possible work-arounds. We decided to take Matt's suggested language to a Public Hearing along with the changes we drafted for the sections #311 and #202 and the structures definition. Kluk made a motion to accept Matt's wording, Hatch seconded the motion and all voted in favor. We also think that some wording can be put into the Construction Permit to clarify the need to conform to the required construction specs on the driveway permit. We will work on this. We set a Public Hearing for Monday, January 16th at 6:30PM. Schwartz will notice for the hearing.

- 3.4 Town Center Vision project** – Crandall said the subcommittee (with new members) will be formed in late April or early May. He would like to add members from the Library Trustees, Parks & Rec, and the community garden group. He will also ask for any PB members to join and it will be a subcommittee of the PB. The subcommittee will look at the Town property next to the Library for additional uses such as the community garden, playground, etc. The vestibule for the Library construction is moving along nicely.

- 3.5 Old School House project** – Dube said that the Police will be moving in soon when the last of the rehabbed windows are reinstalled.

- 3.6 Master Plan** – place holder.

- 3.7 ZBA Report** – Hatch said they are conducting a working meeting on Thursday at 10AM to work through procedural issues and discuss other ZBA issues.

- 3.8 UVLSRPC** – Hatch attended a meeting in December. He said he is happy to continue on as a commissioner after he leaves the Planning Board. We are happy to have him stay on as a commissioner.

5.0 Unresolved Business:

- 5.1 Setbacks on Non-Conforming Lots** – no discussion this month.

- 5.2 Bruce Putnam Business Permit** – Dube reported that the BoS had spoken with Putnam and he is working to finish his permit application and promises to get it to us soon.

- 6.0 Driveway Permits:** None

- 7.0 Mergers:** None

- 8.0 Communications:** None

9.0 Date for next Planning Board meeting – Hatch stated that he will be away for our scheduled February meeting date (Feb 7th) so we decided to move our meeting date to **Monday, February 13, 2023, at 6:30PM, in the upper hall at Town Hall.**

9.0 Adjournment: Time: 7:34 PM
Motioned by Crandall, seconded by Kluk, all voted in favor.

Respectfully Submitted,
Nan Schwartz