

Washington Planning Board

Working Meeting – July 15, 2022

0.0 Assembly: 9:00 AM

0.1 Members present: Hatch, Crandall, Revane and Schwartz at Town Hall
Kluk and Kapteyn on Zoom

0.3 Visitors: None

Hatch opened the working meeting at 9AM to work through issues identified as needing more discussion than we can do at our regular meeting. Hatch said we will defer reviewing the minutes of our recent meeting until our August meeting.

1. Borey subdivision cistern issue - Hatch asked if everyone received and read Matt Serge's email in response to our questions about the cistern issue. He thought there were a couple of important points. Serge agreed that the cistern was a condition of approval and not a covenant. He said a public hearing needs to take place and Borey is the applicant so we need to deal with her and not the BoS as her agent. Revane questioned whether we need a new plat or if we could go with a Letter of Decision that is registered with the Registry of Deeds. We all agreed that this would be the simplest way to go. Schwartz said we need a new letter from the Fire Chief that references the subdivision regulations (not the LUO). Hatch said we need something from Borey to begin the process. Kluk said we need to disconnect our process from the clean up and the letter should not be on town letterhead. We will ask Atkins (FD Chief) to review the subdivision regulations and meet with us to discuss his determination that the cistern is not needed. We set another working meeting for Tuesday, July 19th, at 6:30pm to review the letter from Borey and will invite Atkins to attend to discuss a new letter from him supporting the removal of the condition requiring the cistern. Schwartz will contact the Chief, provide him with documents and invite him to the meeting. She will also notice for the meeting.

2. Building Permit – Revane said 3 people came in yesterday wondering what they need a building permit for. There is confusion about temporary structures and other structures, aside from dwellings. He said that the Assessors keep a list of expiring building permits that the BoS checks on for completeness. Revane said they would like a cover sheet for the application that makes it clear what the application is required for and when people can discuss their project with the BoS to make the process work better. We discussed 4 to 5 points to add to a cover sheet and Schwartz will draft something up to further discuss. Revane had a few things to add to the Compliance Certificate. We discussed doing separate certificates for dwellings and non-dwellings but decided in the end to go with one certificate for all projects. We discussed RVs and temporary structures and that these call for separate permits. The RV permit needs some specifics added to it (i.e. building setbacks apply) and the temporary structure permit needs to be created from scratch. We discussed variances for both of these and Hatch stated that the ZBA will handle them and the variance stays with the property so that with a temporary structure they wouldn't need to return each year for a new variance (as long as the structure is placed in the same spot, which would need marking).

3. Rules of Procedure – We ran out of time to tackle our Rules of Procedure and will tackle them at our next meeting.

4. Next meeting - Working meeting, Tuesday, July 19th, at 6:30pm

5. Adjournment: Time: 11:00 AM

Respectfully Submitted, Nan Schwartz