

Washington Planning Board
Public Hearing/Meeting Minutes - Draft
January 16, 2023

- 0.0** Assembly: 6:30PM, on 2nd floor of Town Hall
 - 0.1 Members present: Hatch, Schwartz, Don Revane, ex-officio and Crandall joined on Zoom.
 - 0.2 Alternates present: None
 - 0.3 Visitors: Allan Dube and Mark Florence

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

1.0 Public Hearing

- 1.1 LUO Section #202 - Setbacks** – Hatch stated we are adding propane tanks to the list of exempt items in the setback section, so they won't be subject to the setbacks required for structures. He said we are adding the word "All" to the "Other Uses" column and adding a note to this section stating that if your structure is existing and non-conforming you should also check LUO section #404. It was pointed out that is an incorrect reference. Schwartz corrected the reference to #403. Hatch asked for other comments or questions and there were none.
- 1.2 LUO Section #331 – Screening** – Hatch read through the simplified language and asked for comments or questions. He stated that there was language about setbacks that didn't belong in this section that was removed. Florence asked about the revised date and Schwartz said that it refers to the last time the section was revised (2004), she said if this passes there will be a new revised date added. Revane asked about screening and how high it needs to be or what materials need to be used, for example a box truck or other large or tall item. Hatch said this isn't in this section but a propane tank can be screened using lattice or bushes. Revane said they will handle it on a case by case basis.
- 1.3 LUO Section Definitions – Structure** – Hatch stated that we are tweaking the Structure Definition to include "placed" objects and changed "Storage bins or tanks" to "Storage receptacles" because we feel it is more inclusive. Hatch asked for comments or questions. Dube said that the BoS are fielding requests about solar arrays and the need for a construction permit. Most are roof mounted but he had questions about ground mounted (free standing) arrays and setbacks, etc. Hatch said we will look at the issues around solar permitting and other alternative energy sources this year and maybe add an energy section to the LUO.
- 1.4 LUO Section #307 – Driveways** – Hatch said we have been struggling with issues of driveways off of state roads and private roads. We have reviewed other Town's LUOs and found that some have regulations that cover the driveway after the cut. We are concerned about how these driveways are constructed without regard to life safety issues. We have these regulations in the driveway permit application and were attempting to add them to the LUO. We received language from the Town Attorney that doesn't appear to accomplish what we set out to do. Hatch said that PB members had contacted him and were not happy with what was proposed. He said we don't want to move forward with the proposed language at this time and proposed we revisit it this year.

There being no other comments or questions Hatch closed the Public Hearing at 7:13PM.

Hatch immediately opened the Meeting.

- 2.1 LUO Section #202 – Setbacks** – Hatch made a motion to move this proposed LUO section #202 forward to a ballot at Town Meeting 2023, with the discussed reference to #403 change, Schwartz seconded the motion and all voted in favor.
- 2.2 LUO Section #331 – Screening** – Hatch made a motion to move this proposed LUO Section #331 forward to a ballot at Town Meeting 2023, as written, Schwartz seconded the motion and all voted in favor.
- 2.3 LUO Section Definitions – Structure** - Hatch made a motion to move this proposed LUO Definition for Structure forward to a ballot at Town Meeting 2023, as written, Schwartz seconded the motion and all voted in favor.
- 2.4 LUO Section #307 – Driveways** – Hatch made a motion to not move this LUO Section wording forward, Schwartz seconded the motion and all voted in favor.

Hatch asked if there was any other business to bring up at this point. There being none he asked for a motion to close the meeting.

- 3.0 Adjournment:** Time: 7:16 PM
Motioned by Crandall, seconded by Hatch, all voted in favor.
- 4.0 Date for next Planning Board meeting – Monday, February 13, 2023, at 6:30PM, in the upper hall at Town Hall.**

Respectfully Submitted,
Nan Schwartz