

# The Town of Washington

"THE FIRST WASHINGTON OF ALL"

October 22, 2015

Continued from October 12

7:00 p.m.

Joint Town Council and Planning Commission Work Session On Avon Hall  
Approved Minutes

- CALL TO ORDER: Mayor John Fox Sullivan called the Town Council to order at 7:06 p.m. Council members Jerry Goebel, Gary Schwartz, Mary Ann Kuhn, and Patrick O'Connell were present. Council member Katharine Leggett was absent. Town Attorney John Bennett and Town Clerk Laura Dodd were present.

Chairman Schwartz called the Planning Commission to order. Present were Commissioners Judy deSarno and Fred Catlin. Commissioner Brad Schneider was absent.

Present in the audience were Nancy Buntin, Ray Gooch, Tom and Cindy List, Phil Irwin, Shelia Gresinger, Jock Nash, Rick Lazzar, Dan Clark, Alan Comp, Jeff Benson, and Roger Plantadosi.

- WORKSESSION: Mr. Milt Herd led a discussion based on the attached power point presentation during which he reviewed the presentation line by line including: 1- Review what we know; 2- Review Alternatives to "By-Right Development; 3-Review Initial Site Analysis and Design; 4-Identify What Town should do Prior to Sale- Identify Preferred Pattern of Development/Use; and 5-Review results and Identify Next Steps.

During the discussion, several people discussed that the Town needed more people, and Jeff Benson discussed that the Town needed more people but not 14 or 15 new houses. During the discussion the following ideas were reached by consensus: The view shed along Warren Avenue should be preserved, any new lots should be located at the back of the Avon Hall property, as many trees as possible should be preserved, any new building should be compatible in size and style, and the pond should be preserved with the Avon Hall property. Also discussed was that the Avon Hall property should be retained as a separate lot with some acreage to go with it and that it could be used as a private residence or as commercial use or the Town could keep it but it would require money to fix up.

Also discussed was the site should not be over developed and new buildings should be mostly single family detached homes, but should not exceed 12 new lots with an average of less than 2000 square feet. It was discussed that the Town should require different builders to avoid all the houses from looking the same and that any new development and streets should seem like a natural extension of the Town and new development should include some green space.

It was discussed that any new street should connect to the Town current streets but should not promote cut through traffic. Also discussed was that Lot #1 could be sold as a separate commercial lot.

It was discussed that the Planning Commission would be looking at identifying what amendments to the Comprehensive Plan, Subdivision Ordinance and other Ordinances might be necessary based on the discussion that evening on dividing the property.

It was discussed that the Town might want to consider a conceptual development plan that could become part of the Comprehensive Plan or be part of any rezoning done by the

Town, or be part of any sales agreement. Also discussed was that the Town might wish to have proposals from prospective buyers referred to the Town Attorney for consistency, and that the property could be marketed as a whole or also could be marketed with additional subdivided lots

It was discussed that the Town could accept proposals from buyers at any time and that the Town might wish to issue requests for proposals from developers.

• Adjournment: At 10:15 Ms. deSarno moved to adjourn the Planning Commission meeting and Mr. Catlin seconded and the motion passed 3-0.

Mr. Aichele made a motion to adjourn the Town Council meeting and Mayor Sullivan seconded and the motion passed 4-0 Mr. Goebel having left the meeting at 9:45 p.m.

Respectfully submitted,

Laura Dodd

NEXT REGULARLY SCHEDULED COUNCIL MEETING IS ON NOVEMBER 9, 2016.

Milt Herd Power Presentation and notes.