

Town of Washington | Architectural Review Board Meeting Minutes | January 20, 2026

Present:

Wesley Kerr (ARB Member, Chair)
Dwight McNeill (ARB Member, Vice Chair)
Drew Mitchell (ARB Member)
Fred Catlin (ARB Member)

Call to Order

W. Kerr called the meeting to order at 7:00 p.m.

Proposal to Approve Agenda

W. Kerr called for a motion to approve the meeting agenda. D. Mitchell motioned to approve the agenda. The motion passed unanimously.

Approval of Prior Meeting Minutes

Prior meeting minutes were unavailable. W. Kerr called for a motion to move December meeting minutes to February for review. D. Mitchell motioned to postpone the December meeting minutes. The motion passed unanimously.

Zoning Administrator Report

Zoning administrator was present, and had nothing to report.

Old Business

Nothing to report.

New Business:

Item #1: Application of The Inn at Little Washington for lighting fixtures for the parking lot located at Patty-O's Cafe and Bakery

Background: The light fixtures specifically were severed from an previous application to provide applicant time to source new fixtures and drawings.

- a. Zoning Administrator Review: The applicant had not yet updated the site plan to clearly include photometric survey.
- b. Applicant Presentation: Applicant presented parking lot lighting fixture design and drawing. The design places the bulb within the fixture, attached to the underside of the fixture's top. The top of the fixture is opaque. Applicant asserted the shape of the opaque causes the light to shine downward with a footprint that reduces glare and visibility to neighboring properties.

c. Public Comment: A neighboring resident, Wendy Murdoch, raised concerns about existing and cumulative light pollution impacting her home, questioned whether the proposed fixture is truly dark-sky compliant, and requested consideration of dimming capability, motion-sensored operations, and lights turning off after certain hours or when the lot is not in use. A second neighboring resident, Joan Platt, submitted a letter to the board expressing concerns about light pollution.

d. ARB Review and Member Discussion: Members reiterated that dark-sky lighting is an intention/goal for the town, though not currently required by ordinance. Members were satisfied that the light dispersion from the improved fixtures would be limited in reach to neighboring properties but required a drawing to be included in the record. W. Kerr called for a motion for contingent approval of the applicant's request. Contingent upon delivering light-scatter drawing to the zoning administrator.

D. Mitchell motioned that application be approved and the COA will issue upon delivery of requested drawings. The motion passed unanimously.

Public Comment

No additional public comments

Adjournment

W. Kerr motioned to adjourn the meeting. D. McNeill seconded the motion. The meeting was adjourned at 8:23 p.m.

The next regularly scheduled ARB falls on February 16, 2026, President's Day, and is moved to February 17, 2026 at 7:00 p.m.