

WEST WINDSOR PLANNING COMMISSION

Draft Minutes

May 19, 2010

Present: Hal Pyke, Elvin Kaplan, Al Keiller, Barbara Truex, Mark Isenberg, Jason Rasmussen, Martha Harrison

1. Call to Order – Chair Hal Pyke called the meeting to order at 6:38 PM.
2. Changes or Additions – Minutes: May 13, 2010
3. West Windsor Town Plan: Final Review - Chapter 9 (Energy) – The Planning Commission (PC) reviewed the draft of Chapter 9 and made minor revisions. Elvin suggested including a recommendation that homeowners conduct energy audits. The PC agreed. Review Chapter 10 (Housing): The PC talked about making minor adjustments to the housing price that is considered “affordable” in West Windsor, based on Anne Duncan Cooley’s email. Jason gave a definition of “affordable.” Martha said she will crunch the numbers again using West Windsor’s 2008 median income information. The PC agreed that several of the housing recommendations are repetitive and should be combined into one recommendation. The PC also agreed to take out some outdated information on the economy. There was discussion about the status of the Upper Valley housing market in general and the shortage of affordable housing in the Hanover/Lebanon area in particular. The PC agreed to eliminate the outdated housing value chart. There was discussion about the pros and cons of a half-acre district. Jason said the PC should be careful about the uses allowed in the half-acre district. Martha suggested specifying that the half-acre lots be for residential use. The PC agreed. Al asked why smaller lots are proposed within 1,000 feet of the existing sewer line and commented that 1,000 feet is a long distance. There was discussion about running one branch to serve a cluster of houses. Jason showed the PC a map that includes the proposed half-acre district. Hal said he thinks the half-acre district is a good recommendation. Martha asked the PC what they think about the idea of limiting house size in the half-acre district to try to ensure that any houses built are affordable to people with moderate incomes. Barbara said house size restrictions are often articulated in terms of “lot coverage.” Al said that sounds better than square footage. Hal said he thinks that level of detail should be in the zoning regulations rather than the Town Plan. The PC agreed to revise the half-acre district recommendation to include additional restrictions to ensure that any housing constructed is affordable to those with moderate incomes. The PC also agreed not to specify the percentage of units that should be affordable in larger developments in Recommendation #4. The PC affirmed their decision to recommend relaxing the restrictions on accessory dwelling units. Review Chapter 11 (Economic Development): The PC made minor changes to Chapter 11. Al pointed out that the language expressing concern about the conversion of seasonal homes to year-round use contradicts the language that expresses concern about not having enough housing for families with school-aged kids. Barbara noted that most of the condos have been converted to time-shares and therefore would not result in increased enrollment for Albert Bridge School. The PC agreed to soften the language associated with seasonal home conversion. There was brief discussion about limiting the number of zoning permits issued per year, but the PC did not recommend doing so. Review Chapter 12: Jason noted that neither Windsor nor West Windsor have control over hook-up rights to the sewer line. Jason said the resort has to approve new hook-ups. Review Chapter 13: Martha said she hasn’t moved the implementation tools from Chapter 1 to Chapter 13 yet. Martha said some of the tools that were discussed at an earlier meeting included a conservation fund, a recreation plan and trails map, a ridgeline overlay, and various natural resource inventories and maps. Maps: Jason

presented revised maps, which the PC reviewed. Barbara asked if we're going to map ridgelines now or later. The PC agreed to map ridgelines later. Review Chapters 1 through 8: The PC talked about the housing and rental data in chapter 1 and agreed to eliminate the chart and just include West Windsor's information with a footnote on the source. Martha said she simplified the chart in the Education chapter. Martha suggested some flexible language on stream buffers. The PC agreed. In regards to JAM Golf and "unconstitutional vagueness" Jason said the implications of JAM Golf are more relevant to zoning and subdivision regulations. Regarding "large" tracts of contiguous forest land, Jason said he had suggested specifying 50 acres or more as "large," but the PC can change that. Jason said commercial forestry lots are generally 50 to 100 acres or more. Barbara suggested defining large as "generally 50 acres and larger." Everyone agreed. Everyone also agreed that the revision of the section on agricultural soils is fine. **Elvin made a motion to approve the Town Plan for public hearing, with the changes discussed. Barbara seconded the motion, which passed unanimously.**

4. Review and approve Report on Town Plan's consistency with 24 V.S.A. §4302 – **Barbara made a motion to approve the Planning Commission's Report on the Town Plan's consistency with 24 V.S.A. §4302. Hal seconded the motion, which passed unanimously.**
5. Approve Minutes - May 13, 2010: **Elvin made a motion to approve the minutes of May 13, 2010 as written. Barbara seconded the motion, which passed with Mark abstaining. April 28, 2010: Elvin made a motion to approve the minutes of April 28, 2010 as written. Mark seconded the motion, which passed with Barbara abstaining. April 12, 2010: Mark made a motion to approve the minutes of April 12, 2010 as written. Barbara seconded the motion, which passed with Elvin abstaining. April 5, 2010: Barbara made a motion to approve the minutes of April 5, 2010 as written. Al seconded the motion, which passed with Elvin abstaining.**
6. Next meeting – The PC will meet again for their public hearing on June 30, 2010 at 6:30 PM.
7. Adjourn – **The PC adjourned by consensus at 8:33 PM.**

Respectfully submitted,

Martha Harrison