

WEST WINDSOR PLANNING COMMISSION

Draft Minutes

April 8, 2009

Present: Hal Pyke, Glenn Seward, Barbara Truex, Joe D'Anna, Alan & Louise Hudson, Martha Harrison

1. Call to Order – Co-Chair Hal Pyke called the meeting to order at 6:30 PM.
2. Changes or Additions – None
3. Discuss possible revisions to proposed amendment to section 4.12 of zoning regulations – Hal noted that there is a potential problem with the revision to Section 4.12, which the PC sent to the Selectboard for approval. Hal said the revision allows heavier use in the Light Industrial district, but “Light Industry” is also listed as a conditional use in the Village district, and no one wants that. Glenn said he likes Martha’s proposal for “Low impact non-residential use” in the village because it gives the DRB some latitude and goes a long way toward addressing the Hudson’s concerns. Alan Hudson said he and his wife Louise own the property that has Leland’s on it, which is a light manufacturing industry. Alan said they are concerned about how the proposed change to section 4.12 will affect the value of the property when they are ready to sell it. Alan said he would like to know what a potential future owner of the property would be allowed to do. Louise said the amendment to Section 4.12 requires light industry to be located in the Light Industrial district, but “Light Industry” is listed as a conditional use in the Village district. Louise suggested revising the amendment to Section 4.12 to include the Primary Growth Village district because the conditional use and site plan reviews will help distinguish between obnoxious industries and quiet, clean ones. Hal said the Hudson’s could sell their property to someone who wants to use it for the same purpose and there would be no problem, because review is triggered by a change of use. Louise asked what would happen if a future owner wanted to manufacture clothing for instance. Hal said the DRB would review the proposal to make sure it would comply with our zoning regulations regarding noise, traffic and those kinds of issues. Martha gave Alan and Louise a copy of the proposed new section on Low impact Non-residential use (Section 4.24). After reading the proposal, Louise said it sounds fine to her. Louise said she had been worried that no manufacturing would be allowed in the village. Glenn said a similar business would probably be grandfathered anyway, but a change in the type of manufacturing would require review. Alan said that sounds reasonable. Barbara said anytime you have a permit for a conditional use, when you sell it, it has to be used for the same purpose or else it has to be approved by the DRB. Barbara said “low impact non-residential use” sounds more like what we want in the village; you don’t think of industry in downtown Brownsville. Alan agreed that he wouldn’t like to see a factory in the village either. Alan added that the proposed new section has allayed their fears. Martha noted that the proposed change would have to go through the public hearing process. The PC agreed that they all like the proposed new section. Martha noted that the wording of Section 4.12 would need to be changed a little and suggested some alternate language. Glenn asked if the suggested change is minor enough that the Selectboard could still approve Section 4.12 at their public hearing on Monday. Martha said she thinks it’s a minor change with the only problem being that it references “low impact non-residential use,” which is not

in the zoning regulations yet. There was discussion about the process of removing “Light Industry” from the list of conditional uses in the village and replacing it with “Low impact Non-residential use.” Martha asked if the PC would like to get feedback from the Selectboard on Section 4.24 before they warn a public hearing on it. The PC agreed. The PC then reviewed the wording of Section 4.24 and agreed to change “shall not disturb” to “shall not have an undue adverse impact on.” Joe was concerned about someone interpreting the word “garage” to mean “gas station.” Hal pointed out that “auto service stations” are already allowed as a conditional use in the village. The PC agreed to change “the same” to “similar” in Section 4.24(B)(3). Barbara pointed out that “low impact non-residential use” is broad enough to encompass a variety of uses that would be appropriate in the village. The PC agreed to hold a public hearing on the proposed amendments on May 8th, which would enable the Selectboard to hold their public hearing at their regular June meeting. **Glenn moved to approve the proposed language for Section 4.24 on low-impact non-residential use, including the minor changes to 4.24(A)(6) and 4.24(B)(3) as discussed. Joe seconded the motion, which passed unanimously.**

4. Other Business – Hal noted that Mark Isenberg has expressed interest in getting involved in town government. The PC agreed that Mark is well qualified and should be considered when there are openings on the DRB or the PC.
5. Adjourn – **The PC adjourned by consensus at 7:20 PM.**
6. Reconvene – The PC reconvened briefly to discuss the regional plan, produced by the Southern Windsor County Regional Planning Commission, which is coming up for public hearing on April 21st. The map associated with the regional plan shows a medium density district west of the village of Brownsville, which would require water and sewer extensions. Hal said he has already informed Jason Rasmussen that the regional plan contradicts West Windsor’s town plan, which specifies that the sewer line may be extended into the village but not beyond. Hal said running a sewer line out beyond the village would be prohibitively expensive. Barbara agreed and noted that sewer lines open up the potential for more density. Hal said he would contact Phil Arvidson to discuss this. Barbara asked if the final authority on this is local. Hal said yes. Glenn said several years ago FSI estimated the cost of extending the sewer line into the village at close to \$1,000,000. Hal said he thinks at some point the town will have to run a sewer line to serve the properties along Mill Brook.
7. Adjourn – **Glenn made a motion to adjourn at 7:34 PM. Joe seconded the motion, which passed unanimously.**

Respectfully submitted,

Martha Harrison