

WEST WINDSOR PLANNING COMMISSION

Draft Minutes
September 16, 2009

Present: Hal Pyke, Joe D'Anna, Glenn Seward, Mark Isenberg, Martha Harrison

1. Call to Order - Chair Hal Pyke called the meeting to order at 6:34 PM.
2. West Windsor Town Plan - Review revisions to Municipal Services & Government chapter: The PC reviewed the draft language and recommendations for Chapter 4 of the Town Plan and made some additional revisions. The PC discussed the need to acquire additional land for the sand pile. Glenn suggested checking, again, with adjacent property owners to see if they might be willing to sell some land. The PC agreed to flesh out the "Town Governance" section and move it to the beginning of the "Town Governance and Administration" section. The PC agreed to remind Tom Kennedy that he had offered to update the Solid Waste section. Joe asked about the sentence on pesticide use by horse farmers. Joe said his wife never uses pesticides. Martha said Tom Kenyon contributed that information. Joe suggested asking Tom for clarification and checking with some horse farmers to see if they use pesticides. Hal agreed to contact Steve Rojek and Jill Delaney. Review draft of Housing chapter: Hal said Reading only has 38 students in their elementary school. Glenn asked how our school board feels about a merger with Reading. Hal said he will ask Mary Bell. Glenn said it would be nice to know the capacity of the Albert Bridge School. Joe asked if there are restrictions on the number of bedrooms that a two-family home can have. Martha said she thinks it would depend on the septic capacity. The Planning Commission reviewed the draft language for Chapter 10 of the Town Plan and made some additional revisions. There was discussion about the effect of the equestrian community on property values and how to incorporate that information into the housing chapter. The PC agreed that the draft housing policies show sufficient support for affordable housing. Glenn said he agrees that several of the housing policies could be consolidated but otherwise he thinks they're fine the way they are. Mark was concerned that the graph included in Chapter 10 is out-of-date. Martha said she will ask Tom Kennedy if he has any more recent housing value information and run her mortgage affordability numbers by Anne Duncan Cooley from the Upper Valley Housing Coalition. Hal said the state realtors association might have more recent statistics. Review & update Natural Resources chapter: The PC agreed to review chapter 7 at their next meeting. Economic Development Forum: Hal said Bob Flint and someone from the Vermont Ski Association have agreed to speak at the forum. Hal said Bob is knowledgeable about ways to encourage small businesses in small communities. There was discussion about whether the zoning bylaws should be changed to allow small businesses in residential areas. Glenn said it would have to be tightly controlled and closely reviewed. Schedule: The PC agreed to revise the Town Plan Update Schedule and change the date of the Economic Development Forum to October 21st if Tom Kennedy has not already booked the speakers for October 7th. There was general discussion about the various businesses in town including the Resort, the General Store and the outfitter up at the mountain. Mark mentioned some local business owners who might be interested in participating in the Economic Development Forum. Hal said he thinks the forum needs more structure.

3. Approve Minutes – September 2, 2009 (Energy): **Glenn made a motion to approve the minutes of the September 2, 2009 meeting that began at 6:30 PM, as written. Joe seconded the motion, which passed unanimously.** September 2, 2009 (Natural Resources): **Glenn made a motion to approve the minutes of the September 2, 2009 meeting that began at 7:15 PM, as written. Joe seconded the motion, which passed unanimously.**
4. Other Business – Solar Array Project: Hal said he doesn't think the town needs to worry about anything that is under the purview of the Public Service Board. Glenn asked if the DRB could review it as an accessory structure. Martha said the Planning Commission and the Selectboard can make comments and ask questions, but she doesn't think the DRB can review it. Martha said she looked at the 2005 Town Plan and, with the exception of commercial wind turbines, it seems to encourage alternative energy projects.
5. Adjourn – **Mark made a motion to adjourn at 8:38 PM. Joe seconded the motion, which passed unanimously.**

Respectfully submitted,

Martha Harrison