

WEST WINDSOR DEVELOPMENT REVIEW BOARD
Draft Minutes
November 19, 2015

Members Present: Shannon Harrington, Barbara Truex, Genevieve Lemire, Jane Hoisington, Dick Beatty

Applicants Present: Frederick Hilles, Jane Osgood, Seth Warren

Others Present: Dave Holloway, Bill Stillson, Jim Lyall, Tom Kenyon, Preston Bristow

1. Call to Order – DRB chair Shannon Harrington called the meeting to order at 6:30 pm.
2. Changes or Additions to Agenda – Add request from Dan Purjes (MFW Associates) to determine certain trail easements would satisfy the “demonstrable contribution” requirement of section 2.3-5
3. Public Comment – none
4. Public Hearing:

The **public hearing on application #2609 by Frederick Hilles and Jane Osgood** for a 2-lot subdivision of a 21.02-acre property (parcel #6-24) at 1280 Coon Club Road was opened with the reading of the hearing notice. No DRB member disclosed any ex parte communications or conflicts of interest. No one requested status as an interested person. The applicants and others present were sworn in.

Ted (Frederick) Hilles explained that he and Jane Osgood purchased the 21.02-acre former Bello property last February. They love the old house and wish to fix it up and sell it with 5.02 acres (Parcel 1) and retain the remaining 16.00 acres (Parcel 2) which is adjacent to other land which they own. Their intent is not to develop the 16-acre Parcel 2 but to keep it in its current undeveloped state as farm and forest land.

Abutter Bill Stillson spoke in favor of the subdivision. Realtor Seth Warren confirmed that a state Wastewater System and Potable Water Supply permit has been applied for and the 16-acre Parcel 2 will be made subject to a recorded state Deferral of Permit.

The DRB reviewed the following sections of the West Windsor Zoning Regulations:

- Section 2.3-2 – the two proposed lots meet the minimum lot size and minimum frontage requirements of the Secondary Growth-Residential District.
- Section 3.2 – no new access is planned or needed except the existing driveway to the former Bello residence on Parcel 1 and the existing farm access near the town line on Parcel 2.
- Section 6.2 – a zoning application will be needed for any future development.

Under the West Windsor Subdivision Regulations, the DRB agreed to waive Preliminary Plan Review (section 2-3.2) and all Design Standards contained in sections 3.1 through 3.5 because no new development is proposed and the renovations to the existing dwelling will not increase its size.

Based upon the testimony received and to be documented in separate Findings of Fact and Conclusions, the DRB voted to approve the application as presented with the understanding that any subsequent development of either parcel will require zoning approval.

The hearing was closed at 6:50 pm.

5. Approve Minutes – the minutes of October 24, 2015 were approved.
6. Recommend DRB member to succeed Jay Van Brunt – the resignation letter from Jay Van Brunt dated November 10, 2015 was circulated. The DRB voted unanimously to recommend to the Selectboard that alternate Jane Hoisington be appointed to fill out Jay's term.
7. Other Business – the request from Dan Purjes (MFW Associates) to determine certain trail easements would satisfy the “demonstrable contribution” requirement of section 2.3-5 was discussed. Before conveying the 460-acre proposed addition to the West Windsor Town Forest to the Trust for Public Land, Dan Purjes (MFW Associates) seeks confirmation that the conveyance of certain permanent trail conservation easements on the 35.81-acre Mile Long Field parcel would satisfy the “demonstrable contribution to the recreational development of the area” requirement of section 2.3-5 of the West Windsor Zoning Regulations. Complicating this question are recent changes to the location of the proposed permanent trail easements which Jim Lyall reported on. It was agreed that the DRB, and not the Selectboard or the Planning Commission, is the appropriate municipal panel to make this determination. Preston Bristow expressed the opinion that because the requested action was the determination of a bylaw provision and not an application for a use, the DRB could make this determination at a public meeting with an agenda posted at least 48 hours prior to the meeting rather than at a public hearing with a hearing notice posted, published and mailed to abutters at least 15 days prior to the hearing. The consensus of the DRB was to concur with Preston Bristow's opinion and to make this determination at a public meeting with an agenda posted at least 48 hours prior to the meeting.
8. Adjourn – the meeting was adjourned at 7:50 pm.

Respectfully submitted,
Preston Bristow, Zoning Administrator and DRB Clerk