

## WEST WINDSOR PLANNING COMMISSION

Draft Minutes

January 23, 2014

Present: Barbara Truex, Al Keiller, Arthur Steinberg, Elvin Kaplan, Mark Isenberg, Jason Rasmussen, Martha Harrison

1. Call to Order - Planning Commission Chair Barbara Truex called the meeting to order at 10:30 AM.
2. Changes or Additions – None
3. Public Comment – None
4. Final review of 2014 Town Plan - The Planning Commission (PC) reviewed the additions to the document proposed by Jason Rasmussen from the Southern Windsor County Regional Planning Commission (SWCRPC) to ensure that the plan meets state requirements. The PC added the Windsor Recycling Center to the Solid Waste Section of Chapter 4. Martha described the changes she made to the Education chapter. Arthur said he would like to add a one-page explanation of how education is funded in Vermont from the Department of Education's website. Barbara suggested adding it as an appendix. The PC agreed. After reviewing and approving the additions proposed by Jason, the PC reviewed the entire Town Plan. Elvin suggested a change in the language of the first paragraph, which the PC accepted. The PC made minor changes to the wording of the Land Use Recommendations in Chapter 2. Regarding the recommendations for Chapter 4, the PC agreed that the language should be consistent with current state standards, which require hydraulic studies when replacing bridges and culverts. Martha asked the PC to include a recommendation to amend the zoning regulations to require driveways to be less than or equal to 15% along their entire length so emergency services can access the property. The PC agreed. Elvin suggested language indicating that the ski area exists to serve the town as well as tourists, so it's clear that the town does not want it to become an exclusive private club like the one at Haystack Mountain. The PC agreed to modify Strategy #4 in Chapter 6 accordingly. Al noted that if residents had to choose between a private club and nothing, they might prefer a private club. The PC agreed that a private club is not the town's goal but might be preferable to nothing. The PC clarified that the Conservation Commission is responsible for Wildlife Habitat Recommendations #2 and #3. Regarding Scenic Area Recommendations, the PC agreed to consider reviving their efforts to adopt ridgeline regulations. Jason noted that the SWCRPC now has software that could help. Regarding Historic Resources, the PC agreed to recommend that the zoning regulations be amended to support the adaptive reuse of historic structures. Martha asked the PC to include a recommendation in Chapter 8 to establish a second entrance to the Resort for use in emergencies. The PC agreed. There were no changes to Chapters 9 and 10. Regarding Chapter 11, Elvin requested a footnote indicating the number and percentage of people who participated in the 2004 survey. After discussing the SWOT analysis, the PC agreed to leave it the way it is. The PC reviewed and approved Martha's changes to the Economic Development strategies. Barbara proposed adding a policy encouraging the town to consider alternative means of raising revenue, such as establishing a local option tax on rooms and meals. The PC agreed. No changes were made to Chapter 12. The PC asked Martha to put her list of high priority recommendations into the matrix format provided by Jason for consideration at the next meeting. The PC agreed to meet again on February 27<sup>th</sup> at 10:30 AM.
5. Minutes - December 19<sup>th</sup>: **Al moved to approve the minutes of December 19<sup>th</sup>. Arthur seconded the motion, which passed with Elvin abstaining.**
6. Adjourn - The PC adjourned by consensus at noon.

Respectfully submitted,

Martha Harrison