

WEST WINDSOR PLANNING COMMISSION

Draft Minutes
February 20, 2014

Present: Barbara Truex, Al Keiller, Arthur Steinberg, Elvin Kaplan, Tom Kenyon, Martha Harrison

1. Call to Order - Planning Commission Chair Barbara Truex called the meeting to order at 9:30 AM.
2. Changes or Additions – Capital projects
3. Public Comment – None
4. Review Town Plan Chapter 13 (Implementation) & Town Plan maps – The PC reviewed and made minor changes to the revised Implementation Matrix. **Elvin moved the approval of Chapter 13 and the implementation matrix as amended. Al seconded the motion, which passed unanimously.** Future Land Use map: Barbara asked about the area that would be designated as “Conservation” rather than “Resort/Residential.” Martha said it’s steep. Barbara was concerned about the change being considered a “taking of property.” Al asked about the significance of the change. Martha said instead of being in a ¼ acre district, the area would be in a 30-acre district. Barbara asked if any individual small lots would be included. Martha said no; the proposed change would only affect resort property. Regarding the change to the “Resort/Conservation” district, Martha said Mile Long Field is supposed to be in that district but, as shown on the map, it’s only partially in that district so the change is a correction. Al asked about the “Sewer Overlay” district. Martha said the two areas shown on the map should be connected by a 400’ wide strip to be consistent with the connection requirement for structures within 200’ of the sewer line.
5. Review Report on Town Plan’s consistency with state planning goals – Martha said she hasn’t written the section on changes to land area designations yet because the PC hadn’t reviewed the map until just now. Martha said the first half of the report addresses each of the state’s 14 planning goals. The PC reviewed the questions posed by the state regarding changes to land designations and agreed that the proposed change to the Resort/Residential district makes sense because the land is too steep for residential development. Barbara said, based on the definition of Mile Long Field in the zoning regulations, the map of the Resort/Conservation district is not accurate and needs to be corrected. The PC agreed. Barbara suggested making sure the Selectboard Chair is comfortable with the proposed changes. **Arthur moved to approve the Planning Commission’s report on the Town Plan, as amended. Elvin seconded the motion, which passed unanimously.**
6. Discuss Town Plan public hearing timeline – The PC scheduled their public hearing on the Town Plan for Wednesday, April 2nd, at 6:30 PM. Barbara asked if the Selectboard would be willing to review the plan the following week – the week of April 7th. Martha said they meet, on average, five times a month, but she will ask them if they can schedule a review meeting that week, as well as a public hearing the week of May 5th.
7. Minutes - January 23rd: **Al moved to approve the minutes of January 23rd as written. Barbara seconded the motion, which passed unanimously.**
8. Other Business – Capital Projects: Barbara said she clarified with Glenn Seward that the PC should only comment on the non-highway related projects. Martha explained that the Selectboard would like to have a hand-out at Town Meeting to increase awareness of projects that need to be addressed over the next ten to fifteen years. Al suggested a change in format that visually represents the timing of the projects. Al also suggested indicating which projects are expected to be partially funded with grants. Barbara suggested changing the title to “Potential Future Capital Projects.” The PC agreed that, due to expected grant funding, the actual cost to tax payers would be significantly less than the total project cost in many instances. Barbara asked when the bond vote for the village sewer system will be. Martha said it will probably be in early May. Convention/Civic Center: Tom Kenyon said the Selectboard has been exploring the idea of a Convention/Civic Center and he cannot find “convention center” or “civic center” defined in the zoning bylaws. Tom said parking and sewer are not a problem. Barbara suggested that the project be included in the resort’s master plan. Martha noted that “other

resort activity” is included as a conditional use in the Resort/Residential district. Martha said applications for planned unit development typically include a request for exceptions to certain aspects of the zoning regulations. Tom said he is hoping that the Planning Commission will clarify that, even though “convention center” is not defined, it’s still covered by the zoning regulations. Barbara said it’s covered in the Town Plan by the recommendation that the resort be a “four season” attraction. Al had a number of questions about logistics (transportation, housing, etc.) and said he cannot imagine a successful conference center and high-end condos without an operating ski area.

9. Adjourn – **Al moved to adjourn at approximately 11:00 AM. Barbara seconded the motion, which passed unanimously.**

Respectfully submitted,

Martha Harrison