

## WEST WINDSOR PLANNING COMMISSION

Draft Minutes  
February 27, 2014

Present: Barbara Truex, Al Keiller, Mark Isenberg, Glenn Seward, Martha Harrison

1. Call to Order - Planning Commission Chair Barbara Truex called the meeting to order at 1:30 PM.
2. Changes or Additions – None
3. Public Comment – None
4. Discuss proposed changes to Future Land Use map – Martha explained the proposed changes to the Resort/Conservation district boundaries and the net effect of those changes which would be a decrease of between 3 and 5 in the number of houses that could be built in the district. Martha added that the current map, which shows the east boundary of the district bisecting Mile Long Field, is inconsistent with the current zoning regulations. Martha then explained the proposed changes to the southeast boundary of the Resort/Residential district, which would reduce the size of the district by about 20 acres and the number of potential housing units by between 20 and 80 depending on septic considerations. Martha added that, although the 20 acres are too steep to be built on, they could serve as “density land” for housing on a more moderate slope. Martha also pointed out that, since actual construction is regulated by the zoning bylaws, not the town plan, changes to the town plan maps serve as a recommendation for changes to the zoning maps but have no regulatory impact themselves. Mark asked if the changes to the Resort/Conservation district would simply correct an error. Martha said yes, but the changes to the Resort/Residential district would reduce the size of the district. Martha said she had made the suggestion regarding the southeast boundary of the R/R district because the 20 acres currently included in the district are too steep to build on. Mark asked who owns the 20 acres. Martha said MFW Associates owns it. After discussion, the PC agreed with the proposed changes to the Resort/Conservation district, which are simply the correction of a mapping error. Glenn said he’s not sure the changes to the Resort/Residential district would be well received by the property owner. Regarding the vagueness of the southeast boundary, Glenn suggested asking the regional planning commission for a GIS map of the boundary. Regarding the genesis of the Resort/Conservation district, Martha said the town didn’t want a large-scale development there with no connection to the ski area, which is why it reverts to “conservation” if it doesn’t contribute to the viability of the ski area. **Barbara moved to amend the map of the Resort/Conservation district to include the entirety of Mile Long Field as initially intended. Al seconded the motion, which passed unanimously.**
5. Review Report on Town Plan’s consistency with state planning goals – **Al moved to approve the Report as amended to remove the portions associated with changes to the Resort/Residential district.**
6. Other Business – Martha asked the Planning Commission to agree on an alternate date for their public hearing in case our mapping contact at the RPC can’t make the changes until next week. The PC agreed on April 7<sup>th</sup> as an alternate date.
7. Adjourn – **Barbara moved to adjourn at approximately 2:00 PM. Mark seconded the motion, which passed unanimously.**

Respectfully submitted,

Martha Harrison