

WEST WINDSOR PLANNING COMMISSION

Draft Minutes

July 6, 2011

Present: Hal Pyke, Elvin Kaplan, Al Keiller, Mark Isenberg, Glenn Seward, Martha Harrison

1. Call to Order – Planning Commission Chair Hal Pyke called the meeting to order at 10:25 AM.
2. Changes or Additions – Planning Commission (PC) report on zoning regulations (see “Other Business” below); Minor change to zoning map: The PC agreed that it makes sense to remove the Crapser residence from the Commercial/Light Industrial district and to notify them of the change so they can object if they disagree.
3. Public Comment – Glenn thanked the PC for their efforts on the zoning regulations.
4. Review draft ridgeline overlay district map – Hal reported on his drive-by review of the draft ridgeline map, noting the ridges that he thinks should or should not be included based on their visibility from town highways. Other PC members will report back at a future meeting.
5. Final Review of Zoning Regulations – The PC discussed Section 3.14 with regard to recreational trails and agreed that trails for non-motorized vehicles and snowmobiles should be allowed in the stream buffer but trails for other motorized vehicles (ATVs, dirt bikes, etc.) should not. Glenn asked if Section 1.7 (10) implies that all other types of excavation and grading require a permit. For example, Glenn asked, if someone were to re-grade his or her front yard, would that be exempt. After a lengthy discussion, the PC agreed to modify the language of Section 1.7(10) to read as follows: “Minor grading and excavation associated with road and driveway maintenance (e.g. including culvert replacement and resurfacing), gardening, landscaping, or which is otherwise incidental to an allowed, permitted, or conditional use.” Al asked if the draft regulations will be available on the website. Martha said the regulations can be on the website but hard copies have to be available as well. The PC made some minor changes to the permitted and conditional uses listed under “District Uses and Standards” in Article II, and to the definitions in Article VII. **Al made a motion to recommend the zoning regulations, including the modifications made today, for public hearing. Mark seconded the motion, which passed unanimously.**
6. Schedule Public Hearing on Zoning Regulations – The PC scheduled their public hearing for Wednesday, August 3rd at 6:30 PM and agreed to meet immediately following to discuss whether any changes are needed before sending the regulations to the Selectboard for adoption.
7. Minutes – May 4th: **Al made a motion to approve the minutes of May 4, 2011 as written. Mark seconded the motion, which passed with Hal abstaining.** June 22nd: **Elvin made a motion to approve the minutes of June 22, 2011 as written. Mark seconded the motion, which passed unanimously.**
8. Other Business – **Al made a motion to approve the required report on the zoning regulations, subject to modifications by public hearing. Elvin seconded the motion.** Martha said she doesn’t think it’s necessary to make the approval subject to modification. **Al withdrew that condition to the motion, which passed unanimously.**
9. Adjourn – **Al made a motion to adjourn at 11:42 AM. Elvin seconded the motion, which passed unanimously.**

Respectfully submitted,

Martha Harrison