

## WEST WINDSOR PLANNING COMMISSION

Draft Minutes

June 26, 2014

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

1. Call to Order - Planning Commission Chair Barbara Truex called the meeting to order at 10:08 AM.
2. Changes or Additions – None
3. Public Comment – None
4. Discuss Flood Hazard Area Regulations – The Planning Commission (PC) reviewed and discussed revisions to version #4 of the state model flood regulations, including the questions and comments posed by Zoning Administrator Martha Harrison and the written responses from State Floodplain Manager Josh Carvajal. Barbara suggested removing II.A. Josh’s comments included several definitions including “streams” and “public utilities.” Barbara thought public utilities should be a permitted use, assuming the applicant has all required state and federal permits. There was discussion about the inappropriateness of an agricultural exemption, given West Windsor’s experience with hay bales during Tropical Storm Irene. The draft regulations indicate that a variance may be allowed if, after review, the Agency of Natural Resources (ANR) determines that the proposed development will not impact “fluvial geomorphic equilibrium.” The PC agreed that it would be helpful to have a definition of “fluvial geomorphic equilibrium” and to know whether ANR has a time limit for review. Regarding abandoned nonconforming structures, the PC wondered if the town has the option of removing them or requiring owners to remove them. Martha said the state is drafting flood regulations that will cover everything that is not covered by local flood regulations, including agriculture. When the draft is released for public comment Martha will forward it to the Planning Commission. There was discussion about the many incomprehensible definitions associated with the flood regulations (e.g. “river corridor” and “lowest floor”) and the need to clarify them. There was discussion about the history of flooding in the region and the relationship between land clearing and flooding. Martha will further revise the regulations based on the feedback provided by the PC and Josh Carvajal.
5. Minutes – May 29<sup>th</sup>: **Al moved to approve the minutes of May 29<sup>th</sup>. Arthur seconded the motion, which passed unanimously.**
6. Other Business – The PC will meet again on August 28<sup>th</sup> at 10:00 AM.
7. Adjourn – **The Planning Commission adjourned by consensus at 11:30 AM.**

Respectfully submitted,

Martha Harrison