

## WEST WINDSOR PLANNING COMMISSION

Draft Minutes

September 29, 2011

Present: Hal Pyke, Elvin Kaplan, Barbara Truex, Martha Harrison

1. Call to Order – Planning Commission Chair Hal Pyke called the meeting to order at 6:30 PM at the Mary L. Blood Library.
2. Changes or Additions – Meeting time: The Planning Commission agreed to change their regular meeting time back to 6:30 PM on the last Thursday of the month. Next meeting: October 27<sup>th</sup> at 6:30 PM.
3. Public Comment – None
4. Correspondence: Ted Siegler – The PC agreed to let Ted know that they have already revised the zoning regulations with regard to ponds to help prevent ponds from washing out roads. Martha noted that the proposed zoning regulations are in the Selectboard's hands now, so it would be up to them to make changes. Elvin said he thinks Ted is concerned about the clearing of upland property for construction, but he doesn't think there is much we can do about that. Hal noted that there is a legal liability for flooding a neighbor's land. Martha said the fact that agriculture is exempt from flood hazard review is also a problem. Elvin said if the recent flooding were a result of our specific land use activities in Brownsville, it would not have been such a state-wide disaster. Elvin said Chris Nesbitt got 10 ½ inches of rain in his rain meter. With regard to laws on logging road construction, Martha said it is up to the state to enforce them. Regarding the square footage of roofs and the addition of gutters, Elvin said gutters can cause problems depending on where they direct the water. Barbara questioned whether gutters make sense in Vermont because they get clogged with leaves in the fall and create ice dams in the winter. Hal said he thinks these issues are the responsibility of the homeowner. Barbara said the town could educate people on these issues rather than establish regulations. Hal said he will respond to Ted's email. Elvin suggested letting Ted know that several of the issues he raised have been addressed and, at this point, the zoning regulations are in the hands of the Selectboard. Hal agreed.
5. Prioritize future projects – Subdivision Regulations: Barbara suggested that the PC look at the subdivision regulations before the next meeting. Hal agreed to create a red-line draft for the next meeting. Martha said she thinks the requirements are a little cumbersome for a 2-lot subdivision and cited, as an example, a subdivision application that the DRB will be considering on October 25<sup>th</sup>. Hal said we need to make sure there are no discrepancies between the subdivision regulations and the zoning regulations. Chapter 6 and Chapter 11 of the Town Plan: Barbara suggested waiting to revise the Recreation and Economic Development chapters of the Town Plan until we find out whether or not we're getting a municipal planning grant. The PC talked about the development of recreational trails. Elvin pointed out that, so far, the trails have expanded without the PC's involvement and asked why it is necessary for the PC to enter the fray. Martha said Jim Lyall is exploring the possibility of connecting West Windsor's trails with trails in Windsor and Hartland. Martha said there will be permitting and possibly the purchase of easements. Elvin asked if any of that will change because we change the language in the Town Plan. Martha said there may be more funding opportunities for the trail expansion if we include it in the Town Plan. Martha said the economic development chapter does not address the need to transition from being a ski town to being a destination for low-impact recreational trail activities. Elvin said he is not ready to get rid of the focus on skiing. Martha said she doesn't think we should give up on skiing either but we have all our eggs in one basket right now. Barbara agreed that the town's eligibility for grants depends to some extent on what is in our Town Plan. Barbara cited the current Recreation Recommendation to "focus development of commercial recreational activities within the existing Resort/Residential District" and noted that, without skiing, there is no formal recreational activity in that district. Martha added that the economic development chapter really doesn't talk about hiking and biking and opening up our trails to people from outside of town. Martha said the PC should find out whether local people would support that idea; some people

may not want visitors using our town forest and others may think it's a great idea for reviving the local economy. There was discussion about what, specifically, the municipal planning grant application should focus on. Barbara suggested that the grant could be used to look at the viability of approaching economic development through other forms of recreation such as an expanded trail system. Hal read sections of the draft grant application prepared by Jason Rasmussen. Elvin said it sounds logical to expand recreational activities and to give the town a broader economic base, but you never know how people are going to react. The PC agreed that the grant application should be to revise the Recreation and Economic Development chapters of the Town Plan, with public input.

- Capital Budget & Program: Hal said the PC is bound by state law to develop a capital budget for expansion of town buildings and facilities but it's hard to do that without direction from the Selectboard. Barbara said if the Wastewater Committee recommends the construction of a wastewater facility and the town approves, it would be up to the PC to prepare a budget for that project. Hal said yes. There was discussion about the possibility of moving the fire station, or renovating the Town Hall, and the PC's role in budgeting for those projects if they move forward. The PC agreed that capital budgeting is low on their priority list unless the Selectboard decides to move the fire station.
6. Next meeting – The PC agreed to review the subdivision regulations for their next meeting on October 27<sup>th</sup> at 6:30 PM.
  7. Minutes - August 25<sup>th</sup>: **Barbara moved to approve the minutes of August 25<sup>th</sup> as written. Elvin seconded the motion, which passed unanimously.**
  8. Adjourn – **Barbara made a motion to adjourn at 7:50 PM. Elvin seconded the motion, which passed unanimously.**

Respectfully submitted,

Martha Harrison