

West Windsor Selectboard
Draft Minutes
February 17, 2015

Present: Glenn Seward, Bruce Boedtke, Tom Kenyon, Barbara Truex, Martha Harrison

1. Call to Order – Selectboard Chair Glenn Seward called the meeting to order at 6:30 PM.
2. Changes or additions to the agenda - None
3. Announcements/Public Comment – Tom complimented the Fire Chief on his quick action to save a house on Rush Meadow Road today.
4. Public Hearing: Proposed changes to West Windsor Town Plan – Glenn opened the public hearing at 6:32 PM. Tom and Bruce said they have not received any comments. Barbara suggested using the word “limit” rather than “prohibit” with regard to new structures in Recommendation #1, and being careful to establish appropriate limitations. Barbara said she thinks in situations where a property owner builds in a floodplain or river corridor, he or she should sign something acknowledging the risk. Tom asked if the map is the deciding factor in determining whether someone is in a flood hazard area or not. Martha said yes; if the map shows your property in a flood area, then you have to follow the flood regulations. Tom asked how you know if the map is accurate. Martha said it’s presumed that the Federal Insurance Rate Map (FIRM) is correct; if a property owner thinks the map is not correct, he or she can petition the federal government to have it changed. Tom said the appeal process should be noted in the regulations. Martha said the flood and river corridor regulations, which the Planning Commission is working on, address the appeal process. Glenn was concerned that the word “limit” might be too strong as well. Martha said there are definitely limits associated with building in the floodplain or the river corridor so she thinks it would be an appropriate word to use. Martha said the town’s river corridor regulations have to be at least as restrictive as the state regulations or we won’t get a break on disaster reimbursement. Martha said the state regulations prohibit new construction that is closer to the river than existing buildings. Glenn was concerned about how a future DRB might interpret the recommendation. Barbara said the flood hazard and river corridor regulations can spell out specific standards, and she thinks they should include a disclaimer that the property owner signs off on. Glenn suggested including that acknowledgement in the DRB’s decision. Martha agreed and said the current flood regulations include a liability disclaimer. Tom asked if the town has an obligation to inform purchasers about restrictions on the property they’re buying. Glenn said it’s the buyer’s responsibility to do due diligence. Bruce said if the purchase is being financed, the banks usually check that out. Glenn said he is fine with the word “limit.” **Glenn moved to accept the changes to the Town Plan, as submitted by the Planning Commission, with the change in wording discussed. Tom seconded the motion, which passed unanimously.** Tom asked when it takes effect. Martha said she thinks it’s effective immediately.
5. Other Business - None
6. Adjourn – **Glenn moved to adjourn at 6:47 PM. Bruce seconded the motion, which passed unanimously.**

Respectfully submitted,

Martha Harrison