

WEST WINDSOR PLANNING COMMISSION

Draft Minutes

April 28, 2010

Present: Hal Pyke, Elvin Kaplan, Al Keiller, Mark Isenberg, Tom Kennedy, Bruce Boedtke, Martha Harrison

1. Call to Order – Chair Hal Pyke called the meeting to order at 6:35 PM.
2. Changes or Additions – Approve draft Town Plan
3. West Windsor Town Plan: Review Chapter 7 (Natural Resources) – The Planning Commission reviewed the revised draft of Chapter 7 and made additional minor revisions. The PC agreed to check with Jason on the number of acres specified in the first paragraph of the Agricultural and Forest Lands section. The PC discussed the extent to which they think agricultural soils should be protected. Tom said the presence of state or prime agricultural soils might be a reason to encourage development off to the side of a field, for example. Tom said the town might not be concerned about a 10-acre field, but if it's 30 acres, the town might want to treat it more carefully. The PC agreed that the narrative should focus on protecting prime agricultural soils, not soils of statewide significance. Tom said protecting both prime and statewide agricultural soils helps protect the character of the town. Tom said some of the town's significant fields probably contain statewide soils. Mark said chapter 2 currently says that lands in current agricultural use and prime agricultural soils should be preserved; soils of statewide significance are not mentioned. Hal said the focus of this section should be agriculture. Martha said there is some good language in the subdivision regulations. Bruce suggested that the town plan should just refer to "agricultural soils"; the zoning regulations can be more specific. Tom said there was a Vermont Supreme Court decision two years ago that requires more specificity in the town plan. Martha read Section 3.1-6 of the Subdivision Regulations. The PC liked the language and agreed to incorporate it into the Town Plan. The PC modified somewhat the language on Soils and Steep Slopes and struck the last sentence of the second paragraph under Strategies for Protecting Natural Resources. The PC also struck the fourth Natural Resource Policy and moved Policy #5, 6 and 10 to the Recommendations section. Likewise, the PC struck Recommendation #5 and broadened #6 to include all natural resources. The PC agreed the West Windsor does not have "shoreland" and replaced the word with "riparian." Bruce commented that deeryard maps are unreliable. The PC discussed coyotes and agreed that they don't need protection. The PC talked about whether or not a scenic road policy is needed. Martha explained that the town's scenic road policy is called an "environmental mission statement." For clarity and to eliminate repetition, the PC made minor changes to the Historic Resources section.
4. Other Business – Approve draft of Town Plan: Elvin made a motion to approve the April 28, 2010 draft of the Town Plan, as edited, for submission to the Department of Housing and Community Affairs. Al seconded the motion, which passed unanimously.
5. Schedule next meeting – The PC will review chapters 5, 6 and 8 on May 5th at 10:30 AM, and will meet again on May 19th at 6:30 PM.
6. Adjourn – The PC adjourned by consensus at 8:15 PM.

Respectfully submitted,

Martha Harrison