

## WEST WINDSOR DEVELOPMENT REVIEW BOARD

Draft Minutes

April 13, 2010

Present: Glenn Seward, Shannon Harrington, Hal Pyke, Genevieve Lemire, Martha Harrison,  
Absent: Pete Ladd

1. Call to Order: Chair Glenn Seward called the meeting to order at 7:00 PM.
2. Changes or Additions: An inquiry about stream buffer regulations regarding dead trees or trees in danger of falling on houses. Glenn mentioned that a Section in the Zoning Regulations offers an exception to forest management practices as a possibility. Shannon mentioned that we need to be careful granting exceptions as some owners might take advantage and cut down more than necessary. Genevieve asked if the owner was asking to cut down trees or just trim some. Glenn said the owner was asking if he could remove some trees that he felt were in danger of falling on his house. Glenn asked if the Board would be comfortable allowing an owner to cut down trees within the stream buffer setback if said trees were in danger of falling onto structures. Glenn stated that he felt it made sense to allow it. It was discussed to proceed to allow an owner to cut down trees within the stream buffer setback if said trees were in danger of falling onto structures. No vote was taken. Martha will add this issue to the list of bylaw changes that need to be discussed.
3. Application #2395 by Wynn Medinger for an amendment to an approved variance (application #2286) of the front yard setback to allow construction of a 7.2' x 26.2' x 9' open porch addition to the existing house at 15 Silver Hill Road (parcel #5-106). The application was subject to review under Sections 2.3-3 and 6.8 of the West Windsor Zoning Regulations. Given that the applicant was not present and there were no members of the public or interested parties present, Glenn asked if the Board had any questions. Shannon asked whether this was a variance for an existing porch that was built within the setback. Martha said a variance was issued previously. The actual square footage will be less and further away from the road than the original variance. Martha was not able to approve an amendment to a variance with respect to issuing a Certificate of Occupancy. **Glenn made a motion to waive review of the Variance Criteria and grant the variance based on the testimony, Conclusions and Findings of Fact of 4/16/08, which remain relevant. No further discussion. Shannon seconded the motion. All voted in favor.**
4. Minutes: March 9, 2010 – **Hal made a motion to approve the minutes of March 9, 2010, as written. Shannon seconded the motion, which passed with Genevieve abstaining.**
5. Other Business – See Changes and Additions above
6. Adjourn – The DRB adjourned by consensus at 7:45 PM.

Respectfully submitted,

Shannon Harrington