

WEST WINDSOR DEVELOPMENT REVIEW BOARD
Draft Minutes
December 21, 2016

Members Present: Shannon Harrington, Barbara Truex, Jane Hoisington, Dick Beatty, Genevieve Lemire

Others Present: John Saydek, Laura Farrell, Glenn Seward, Shelley Seward

The meeting was called to order by chair Shannon Harrington at 6:30 pm.

The minutes of the November 9, 2016 and November 29, 2016 meetings were approved as written. The minutes of the November 22, 2016 meeting was approved with the change of the phrase “most of the property is in mapped wetland” to “most of the property is wet or open agricultural land.”

The **public hearing on application #2641 by MFW Associates, LLC** for Sketch Plan Review for the proposed Ascutney Fields 13-lot subdivision off Coaching Lane (parcel #2-1), which was recessed on November 29, 2016, was reconvened. John Saydek of Teruko Designs asked for clarification on the manner and extent to which the DRB expected the applicant to respond to the public comments recorded in the November 29, 2016 minutes. The hearing was recessed by unanimous vote until Tuesday, January 31, 2016, at 6:30 pm at this location. The DRB asked the applicant to provide all requested submissions by January 24, 2016. The Planning Commission will be invited to the January 31, 2016 reconvened hearing to jointly review the draft comprehensive conceptual development master plan to be submitted.

The **public hearing on application #2638 by the Mt. Ascutney Outdoors and the Town of West Windsor** to install lights on the rope tow towers and use a warming hut at 400 Ski Tow Road on the Town Forest (parcel #3-2), which was recessed on November 29, 2016, was reconvened. Glenn and Shelley Seward, who had not attended this hearing previously, were sworn in. Glenn Seward is a new member of the Ascutney Outdoors board.

Laura Farrell, executive director of Ascutney Outdoors, announced that their state Act 250 permit for the installation and operation of exterior light fixtures and the relocation and use of a 24x24 foot warming hut was issued on December 19, 2016 (Land Use Permit #2S0397-21A). She also stated that a state Division of Public Safety permit for use of the warming hut had been received.

Following open deliberation, the DRB unanimously approved the application with the following conditions:

- a. A total of 14 LED lights will be installed on the existing rope tow towers; one light on pole #2, two lights on poles #3,4,5,6,7,8, and one light on pole #9.
- b. The front of the warming hut will have one light that will point up the mountain toward the rope tow loading area and one light that illumines the deck area.
- c. The rope tow will regularly be open for night skiing from 4 pm to 8 pm on Wednesdays, Thursdays, Fridays and Saturdays with the lights off by 9 pm.

- d. The lights may be used for special events on days other than Wednesday, Thursday, Friday and Saturday, or run later than 9 pm, or used in off-season, with approval from the Act 250 Coordinator or Commission.

The hearing was closed at 7:20 pm.

Following private deliberation on the Ascutney Fields project, the meeting was adjourned at 7:50 pm.

Respectfully submitted,
Preston Bristow
Administrative Officer and DRB Clerk