

WEST WINDSOR DEVELOPMENT REVIEW BOARD

Draft Minutes

April 18, 2012

Present: Glenn Seward, Hal Pyke, Genevieve Lemire, Barbara Truex, Phil Hathorn, Kyle & Morgan Guillette, Vickie Neiduski, Martha Harrison

1. Site visit: Lucy MacKenzie Humane Society (LMHS) – At 6:30 PM, the DRB met with Dan Kogut at 4832 Route 44 in connection with a possible future subdivision of the property. Dan will submit a subdivision application if LMHS decides to move forward.
2. Call to Order – DRB Chair Glenn Seward called the meeting to order at 7:05 PM.
3. Changes or Additions – None
4. Public Hearing: Glenn opened the public hearing on final plat approval for application #2377 by Philip & June Hathorn for a 2-lot subdivision of parcel #9-38 at 211 Farm Road. The application was subject to review under the West Windsor Subdivision Regulations. DRB members confirmed that there has been no ex parte communication and there are no conflicts of interest. Glenn reviewed the definition of an interested party. Glenn swore in interested parties Phil Hathorn, Vickie Neiduski, and Kyle & Morgan Guillette. The DRB reviewed the list of items required for Final Plat Review as enumerated in the “Written Determination on Application for Subdivision (Sketch Plan Review)” dated December 7, 2009. Vickie wondered at the absence of abutting property owner Tom Kenyon, who gave her and her husband a hard time about building a shelter for their outdoor furnace. Vickie asked how far from her property line the driveway will be. Phil said it will be no closer than 15’. Genevieve asked about the timing of the work. Referencing Phil’s handwritten description, Glenn noted the applicant’s intention to start work in May. Glenn also noted that a written statement of compliance with the town plan from the Planning Commission is attached to the application. Martha noted that Phil has a Mylar prepared but the DRB was given paper copies for review. The DRB noted that the stream buffer is not shown but the stream is shown and the buffer is 50’ on each side. Regarding the contour intervals, Martha said there are topographical maps here if the DRB would like to look at them. Martha added that the Guillettes will have to get a permit prior to constructing a house and she will do a site visit at that time to make sure that the house site is not on a steep slope. Genevieve agreed that there needs to be sufficient acreage to build without building on a slope. The DRB agreed that existing roads, driveways, parking areas and structures are shown on the survey, as is the proposed right-of-way. The DRB also agreed that the existing utilities, including the water supply and the wastewater system, are shown on the survey. The monument locations and the location of the proposed subdivision in relation to Farm Road and adjoining properties are also shown. Regarding the proposed building envelope, which is not shown, Martha said she will have to review the location before the applicants can get a zoning permit to build a house. Phil said the house location will also hinge on the location of the septic system. Vickie asked if it will be a mound system. Phil said Darryl Calkins was there and it perked two weeks ago. Glenn asked Phil if there are any existing covenants or deed restrictions. Phil said not that he is aware of. Vickie said Phil showed her where the house is going to go and it’s a little nerve-racking but it’s their property. Vickie said she is worried about who might buy the property if the Guillettes decide to sell it someday. Morgan said they don’t plan to sell it; they plan to be there. Vickie said she has no objection as long as they don’t have dogs that chase her horses. Morgan said

they have one indoor cat. As there were no further comments, **Hal moved to approve the application. The motion passed unanimously. Glenn moved to close the hearing. Barbara seconded the motion, which passed unanimously.** Vickie asked about the required setback from the property line to the house. Martha said 50'. Phil said he and June will be able to see the house but he doesn't think the Neiduskis will see it.

5. Elect Chair – **Barbara moved to elect Glenn as Chair. Genevieve seconded the motion, which passed unanimously.**
6. Adopt Rules of Procedure – **Glenn moved to continue using the most recently adopted Rules of Procedure. Hal seconded the motion, which passed unanimously.**
7. Designate regular meeting time and day – The DRB members agreed by consensus to continue holding their regular meetings on the second Tuesday of the month at 7:00 PM, with site visits immediately preceding the meeting whenever possible.
8. Other Business – Coakley: Glenn said mediation is starting on the Coakley case in May. Genevieve asked if the fines are still accruing. Glenn said yes. Workshop materials: There was discussion about the materials Martha shared with the DRB from the planning and zoning workshop she attended recently.
9. Adjourn – **Glenn moved to adjourn at 7:37 PM. Genevieve seconded the motion, which passed unanimously.**

Respectfully submitted,

Martha Harrison