

West Windsor Planning Commission
Minutes
April 25, 2019

Present: Al Keiller, Laura Stillson, Mike Dudley, Jason Rasmussen, Otis Munroe and Cathy Boedtke.

- 1) Call to Order Chair Al Keiller called the meeting to order at 6:33PM
- 2) Changes or Additions- Additional topics for Other Business are June 5th Community forum invitation and a Request from Peter Vollers to discuss boundaries of zoning districts on behalf of his client.
- 3) Public Comment-Mike said the Tesla battery program mentioned last meeting has been closed. GMP will review and possibly re-institute it at a later date.
- 4) Updates to Town Plan:
 - Final Review 1,3,4,6 and 11—Deb said 1, 3 and 4 were not yet ready for review. The Commission passed over these chapters. Mike asked how we are keeping track of changes as each successive draft gets harder to read. Al said when redrafting the zoning regulations Alison used a projector and PC members could all follow the editing process with clarity and consistency. Al also asked if each meetings edits could be highlighted and color coded. Jason said he can do both for future meetings.
 - Chapter 6 Recreation—Cathy Boedtke asked to comment. She is concerned about language that promotes expansion or additional trails in the Town Forest. She said the limitations on expanding recreation or trails in the Town Forest stipulated in the conservation easement. No new trail networks can be developed in the Town Forest with exception of one area, and thresholds for number of users has not yet been determined. The PC recognized that while expansion of general recreation in town (off mountain) may be desirable, clear language should be used when addressing expansion in the Town Forest. The plan should make reference to the conservation easements associated with the Town Forest and Community Forest Management Plan. Policy for trail connections was debated: requiring easements vs encouraging easements. Al suggested all Recommendations should start with a verb.
 - Chapter 11 Economic Development—The chapter looked good with minor edits. As short-term rentals have become popular (Airbnb and VRBO), the Commission would like the ability in the future to consider the possibility of regulating them.
 - Health Chapter – As a possible new addition to the plan, the PC passed over this and will revisit the need for this chapter after the town wide survey is complete. In the meantime, Deb can ask Melanie (MAPP) for assistance in drafting a health chapter for possible presentation at the June meeting.
 - Survey –As of this meeting, 54 online surveys have been completed and 4 dropped off to the town hall; a good start. We expect more. Results will be compiled in preparation for next month's meeting.
 - Chapter 10 Housing—Jason presented the chapter. There were many statistics reported. Jason said that he used 2017 data and questioned whether a wider range of dates should be used. In general, the Commission concluded there is an affordability issue when it comes to housing in town, similar to many other communities in Vermont.
 - For next meeting—Next month Chapter 1,3, and 4 for final review. One week in advance of the meeting Deb will send out 1, 3 and 4, and Jason will send out 6, 11, 10 for review prior to the meeting.
 - Chapter 2— Natural Resources Passed over until future meeting. The Conservation committee should be invited to weigh in after one more working session on this chapter. Most likely the June meeting.

- Enhanced energy chapter—It is optional, and perhaps dry but Jason thought worth it. This is where the Ray’s sustainability initiative may fit in.
- 5) Other Business – Al mentioned a Downtown and Historic Preservation Conference on Wednesday, June 5, 2019. He asked Deb to send all members the information to see if anyone had interest in attending as there could be valuable information on village center development to be presented. Zoning District Boundary discussion -- Peter Vollers followed up on his interest last year in discussing the boundary changes for his client on Churchill Road. He submitted a map and would like the opportunity to talk to the board. Mike suggested a second meeting be added to May as the meetings were long enough just discussing the town plan updates. Two tentative May meeting were set: the 14th for the zoning districts discussion and May 29th for town plan updates.
 - 6) Approve Minutes **Mike moved to approve the March 27th minutes as written. Laura seconded, and the motion passed unanimously.**
 - 7) Adjourn—The Commission adjourned by unanimous consent at 8:51 PM

Respectfully submitted,

Deb Shearer