

WEST WINDSOR PLANNING COMMISSION

Draft Minutes

April 27, 2017

Members Present: Al Keiller, Barbara Truex, BJ Harrington

Also present: Bruce Boedtke, Dick Beatty, Shannon Harrington, Claudia Sacuk, Deb Shearer, Preston Bristow

Chair Al Keiller called the meeting to order at 6:30 PM. The duly warned public hearing on the proposed Land Use and Development Regulations and the proposed Flood Hazard Area Regulations was opened immediately thereafter.

The Town of West Windsor applied for and received a state Municipal Planning Grant to merge the town zoning and subdivision regulations and to update the flood hazard regulations. The Planning Commission has been working with the Southern Windsor County Regional Planning Commission for 16 months (since January of 2016) to develop these updated regulations.

The following comments were received:

- What constitutes a “small” accessory structure does not appear to be defined in the proposed flood hazard area regulations. It was suggested that “small” be defined as no more than 28’x 28’ or, if left undefined, that the descriptor “small” be deleted as the term “small” has different connotations to different people.
- Could it be clarified that residential-scale solar panels (ground or roof mounted), if net metered, are exempt as “power generation facilities” under section 1.7(C)?
- Should section 3.17 (Open Storage of Junk and Vehicles) be deleted until it is known that the Selectboard will adopt an Ordinance Regulating the Outdoor Storage of Junk and Junk Vehicles?
- Should “Certificate of Occupancy” be used only for habitable structures and “Certificate of Compliance” used for all other structures?
- Should “pond” be added to the definition of “Structure” (p. 126)?
- There are two definitions of “Open Space” on page 121.
- Table 2.1 (p. 12) and section 2.8 (p. 17) should clarify that the Recreational/Conservation PUD District is a 30-acre Conservation district unless and until a PUD is applied for and granted, when it then becomes a 5-acre district.

Bruce Boedtke questioned if the time has come to eliminate the Recreational/Conservation PUD District altogether and zone it as Conservation. Bruce acknowledged a change of this magnitude would require the re-warning of a subsequent public hearing. Whether previously approved subdivisions within the Recreation/Conservation PUD District would be grandfathered would also have to be researched and determined.

The next meeting will be on Thursday, June 1 at 6:30 PM where these suggested changes will be considered. The hearing was closed at 8:15 PM.

Respectfully submitted, Preston Bristow