

WEST WINDSOR PLANNING COMMISSION

Draft Minutes
April 24, 2018

Present: Members: Al Keiller, and BJ Harrington, Mike Dudley. Others present: Peter Vollers, Laura Stillson, Vincent Esposito and Deb Shearer.

1. Call to Order: Chair Al Keiller called the meeting to order at 6:47 PM.
2. Changes or Additions Al asked to discuss updates to the town plan after the Village Center Designation and review of the driveway standards. Also, Matt Kantola's resignation and Laura Stillson as possible new candidate in Other Business.
3. Public Comment None
4. Discuss Zoning District Boundaries on Churchill Rd—Peter Vollers, representing Dinni Jain, property owner at 137 Churchill Rd. The total property area is 140 acres, but it is bisected by Churchill Road and is also in spans two zoning districts. The property owner would like to build an off grid “eco-camp” retreat on the wooded western portion of the property but zoning regulations in the Conservation 30 zoning district prohibit this as the property already has the farmhouse and accessory dwelling units maxing out the allowable units allowed. Peter is now meeting with the planning commission because in a previous DRB meeting, he was advised any amendment to the zoning district must be initiated by the Planning Commission before the process of amending can even start. Peter would like to ‘swap’ 20 acres on the western side of Churchill Road in the Conservation 30 with 20 acres on the eastern side that are in the Secondary Growth District., By PC recommendation, possibly placing all of the acreage on the eastern side in the Conservation 30 District. If the zoning districts were amended, the western property could then be subdivided thus making a separate 30 acre parcel for the eco camp. while giving the 20 acres ‘farm’ parcel the ability to have additional worker housing. The intent of the landowner is use the property for a working farm and have an off-grid retreat to decompress from the pressures of his job. Noting that even with the subdivision, the property in question steep and has lots of ledge, there are no guarantees the state regulations would allow for a building site. The process to amend the zoning regulations has to go through a public hearing with the Planning Commission and another public hearing with the Selectboard before it can be adopted, it can easily take the better part of a year. Peter said he understood it is a long process but was here to explore the possibilities. The PC was receptive to the proposed idea, and asked Peter to draw up a more detailed proposal.
5. Village Center Designation Process—BJ asked about the pros and cons. Pro—tax credits and priority for grants. Cons the application process and it must be renewed every 5 years. Deb will contact Richard Amore for more information and possible site visit, after checking in with SB.
6. Driveway Standards--Deb asked the motive behind of the 25 percent maximum grade on the driveway standards, as it seems much steeper than the 15 percent outlined in the B-71 standards. Al clarified the B-71 standard is preferred and but stating the 25 percent gives the DRB the ability to grant a variance for a parcel that may not be able to meet the B-71. As there are quite a few hilly parcels in town. The driveway as designed, would

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ultimately have to be evaluated and approved be approved by the Fire Chief to ensure public safety.

7. Town Plan Update—Al went over the outline for process of updating the plan. It will be a long process needing monthly meetings. June meeting will focus on a SWOT analysis to determine priorities and identify and focus on theme. Deb will invite SWCRPC Planning Director, Jason Rasmussen to the July meeting to get his feedback and input before any actual drafting commences.
8. Approve Minutes—**Mike moved to adopt the March 28th minutes as written. BJ seconded the motion and it passed unanimously.**
9. Other Business—Resignation: Due to increased commitments as a SB member Matt Kantola, resigned from the PC. By unanimous decision, the PC will recommend to the SB, Laura Stillson be appointed. However, PC is still searching for one more member.
10. Adjourn: **The meeting adjourned at 8:30 PM**

Respectfully submitted,

Deb Shearer