

WEST WINDSOR PLANNING COMMISSION

Draft Minutes

July 30, 2015

Present: Members Arthur Steinberg, Al Keiller, and Elvin Kaplan; also Preston Bristow (ZA) and Jason Rasmussen (SWCRPC)

1. Call to Order: Chair Arthur Steinberg called the meeting to order at 10 AM.
2. Changes or Additions: None
3. Public Comment: None
4. Review AT&T towers: circulated were (1) a letter dated June 8, 2015 from EBI Consulting seeking comments regarding the effects on historic properties of the 50' wooden pole antenna behind the burned-out ski lodge, and (2) plans for a proposed 150' monopole tower on land near the original base lodge. AT&T has applied for permanent status for the 50' wooden pole antenna but represents that it will be removed once the 150' monopole tower is in place. Attempting to camouflage the 150' monopole as a tree would not be convincing in that location. **A motion was made, seconded and unanimously approved that the 50' wooden pole antenna will have no adverse effect on historic properties. A motion was made, seconded and unanimously approved to support efforts to improve telecommunications in the community and not to object to the proposed 150' monopole tower.**
5. Municipal Planning Grant (MPG): submitting an MPG application to update the zoning regulations including adopting some form of River Corridor regulations was discussed with Jason Rasmussen of the Southern Windsor County Regional Planning Commission (SWCRPC). An email from Shannon Harrington dated July 29, 2015 expressing concern that River Corridor regulations represent a potential for land taking was circulated. River Corridor regulations will affect more properties than FEMA floodplain but it is possible that Brownsville village and other areas could be excluded. Adopting River Corridor regulations would gain the town 7.5% more in funding from ERAF (Emergency Relief and Assistance Funding) after the next disaster. **A motion was made, seconded and unanimously approved that Jason Rasmussen prepare an MPG application to draft zoning regulations that are consistent with the newly-adopted town plan and specifically with the town plan resiliency chapter.** The MPG application will be reviewed at the August meeting. Preston was asked to respond to Shannon's email.
6. Screening requirements for ground-mounted solar facilities as authorized by H.40: Jason Rasmussen is not aware of screening requirements being drafted by a SWCRPC-member town or of sample screening requirements being developed by VLCT.
7. Approve Minutes: a quorum of members present at either the January 8 or the June 25 meetings were not present at this time and so no action was taken.
8. Adjourn: After setting August 27 as the date of the next meeting, the Planning Commission adjourned by consensus at 11:10 AM.

Respectfully submitted,

Preston Bristow