

## WEST WINDSOR PLANNING COMMISSION

Minutes  
May 14, 2019

Present: Members: Al Keiller, Ray Shannis, Mike Dudley and Laura Stillson. Others present: Peter Vollers, Win Johnson, and Deb Shearer.

1. Call to Order: Chair Al Keiller called the meeting to order at 6:34 PM.
2. Changes or Additions None
3. Public Comment None
4. Discuss Zoning District Boundaries on Churchill Rd—Peter Vollers, representing Dinni Jain, property owner at 137 Churchill Road, returned to present a more detailed proposal on amending zoning district boundaries. He had previously approached the Commission at an April 2018 meeting. In order to provide worker housing for the farm property and potentially accommodate an ‘eco-camp’ retreat, Peter proposed subdividing the property on the western side of Churchill Road into a 40 acre parcel and an another parcel of approx. 13 acres. The 13 acre parcel with the house and barn apartments would change from Conservation 30 to Secondary Growth Residential (SGR5/4). This would enable the parcel to accommodate a multi-family dwelling as a possible conditional use. The approx. 60 acres on the east side of Churchill Road would remain as SGR5/4. Win suggested that Peter consider a Planned Unit Development (PUD). A PUD could take advantage of acreage of the whole 100+ acre farm property. Peter also said they would consider changing the parcel west of Churchill to 30 acres and 23 acres. The Commission did not take any action on the proposal but invited Peter to return to a future meeting with a formal proposal after consulting with his client
5. VTrans 2019 Bicycle and Pedestrian Grant—Deb and Elizabeth Burrows both listened in to a webinar required for perspective grant applicants. The project in consideration is an ADA accessible trail between Albert Bridge School and the AO Center. Deb reported to the Commission that the process for a federal grant of this type is very complex and can often take 3 or 4 years before the groundbreaking stage. She did think it is a worthwhile project fully to explore funding options, so she will put in a call to Jon Kaplan, Bike/Ped program manager, to schedule a site visit and seek his input.
6. Other Business Ray attended a Sustainable Woodstock event. He sees great potential in creating something similar in West Windsor. He will give the Commission more of an update at the next meeting.
7. Approve Minutes—**Laura moved to adopt the April 25th minutes as written. Mike seconded; the motion passed unanimously.**
8. Adjourn: **The meeting adjourned by unanimous consent at 7:55 PM.**

Respectfully submitted,

Deb Shearer