

WEST WINDSOR PLANNING COMMISSION

Draft Minutes
October 1, 2015

Present: Members Arthur Steinberg, Al Keiller, Elvin Kaplan and Barbara Truex; also Preston Bristow (ZA)

1. Call to Order: Chair Arthur Steinberg called the meeting to order at 3 PM.
2. Changes or Additions: None
3. Public Comment: None
4. Review Municipal Planning Grant (MPG) Application: Jason Rasmussen of Southern Windsor County RPC has compiled the application and it was acknowledged as received by Vermont DHCD on September 30 as #MP-2016-WestWinds-00021. Updates to zoning, subdivision and floodplain bylaws are the tasks to be completed.
5. Review suggested zoning changes: the suggested zoning changes provided by Preston Bristow prior to the meeting were reviewed. The following changes were considered favorably:
 - Define what constitutes a stream crossing requiring approval of a bridge on outdoor recreational trails.
 - Increase the size of exempt accessory structures from 64 square feet to 120 square feet.
 - Exempt state approved septic systems, unenclosed play structures and de minimus structures.
 - Broaden allowed accessory dwelling units (guest house, caretaker house, farm labor house, extended family house) from 750 square feet or 30% of the floor area of the primary dwelling to 1500 square feet or 50% of the primary dwelling, whichever is larger.
 - Exempt fences six feet in height or less except for those fences in floodplain or within 3 feet of a property boundary.
 - Allow the zoning administrator to issue waivers for safety and disability improvements (fire escapes and ramps) without DRB review.
6. Approve Minutes: the minutes of January 8, 2015, July 30, 2015 and August 25, 2015 were approved.
7. Adjourn: After setting October 29, 2015 at 10 AM as the date and time of the next meeting, the Planning Commission adjourned at 4:30 PM.

Respectfully submitted,

Preston Bristow