

**WEST WINDSOR PLANNING COMMISSION
WEST WINDSOR SELECTBOARD**

Draft Minutes
August 2, 2011

Present: Hal Pyke, Elvin Kaplan, Barbara Truex, Mark Isenberg, Glenn Seward, Bruce Boedtke, Tom Kenyon, Todd Enright, Steve Plunkard, Win Johnson, Martha Harrison

1. Call to Order – Planning Commission Chair Hal Pyke called the meeting to order at 11:05 AM.
2. Mile Long Field: Zoning & Future Development – Todd Enright was present on behalf of the owners of Mile Long Field (MLF) to present their concerns about the existing zoning of the field area in light of the town’s decision not to buy the parcel. Hal said the Planning Commission (PC) is open to discussion, but noted that the Town Plan restricts development on MLF. Todd said they would like to understand the town’s perspective on rezoning the parcel so that it can be developed in some fashion. Todd said Steve Plunkard has done some initial planning for the owners. Elvin asked Todd to clarify who the owners are. Todd explained that Snowdance is owned and controlled by UTVT. Todd said he represents the lender on the property, who is cooperating with the owner to come to a resolution with respect to the property. According to Todd, the owner and the lender intend to transfer the property to a new owner who would operate and develop it. Todd said Orange Lake owns specific hotel buildings and the fitness center. Elvin noted that there is a lot of developable land other than MLF. All agreed that the area being discussed is the Resort/Conservation district. Steve showed the PC and the Selectboard several conceptual maps, including one with low-density housing and on-site septic and one with higher density building envelopes served by water and sewer systems. Steve noted that the best views are from areas on the field that would have the highest visual impact. Glenn asked Todd and Steve what zoning changes they are looking for. Steve said 40-acre lots are prohibitively expensive. Steve said he has a map overlaid with the town’s recreational trails but he didn’t bring it with him. Bruce said the intersection of Coaching Lane and Route 44 is bad and will not support the traffic associated with higher density housing. There was discussion of various lot sizes and density options. Tom suggested using MLF as “common land” for whatever development may take place. Steve said there could be a visual easement or some other type of easement on MLF but it would have to be a scenario that is financially feasible. Steve said it would be expensive to build long driveways to large lots. Win asked Todd and Steve if they could come up with a third option. Todd said they wanted to talk to the PC before spending any more money on planning or conceptual drawings. Tom suggested keeping current use in mind; the taxes on a 27-acre lot in current use are much lower. Steve said there are also prime agricultural soils on the property and any development plan will have to be an amendment to the Act 250 permit. Steve added that there are no deer yards but there may be forested wetlands on the site. Steve said they would like to give a future developer the maximum amount of flexibility while still addressing the town’s concerns. Barbara asked if development in the MLF area would be connected to the Resort or if it would be a separate entity. Todd said whether it’s developed by one owner or multiple owners, the zoning is problematic. Hal said the language in the current zoning regulations requires development in MLF to be affiliated with the resort but the language in the draft regulations is more general. Tom said if the lots in MLF are accessed via Ski Tow Road, then they are part of the Resort; if they are accessed off Coaching Lane, then they are not part of the Resort. Todd said the more problematic the zoning is, the more difficult it is to transfer the resort property. Steve noted that not allowing access off Coaching Lane makes any development connected to the

Resort. Todd agreed that accessing development in Mile Long Field through the Resort would make the infrastructure costs higher and less viable. Bruce suggested to Todd and Steve that they figure out how much density they would need to make it economically viable, given the natural resource and traffic constraints. There was discussion about the average “per acre” cost of land in West Windsor. Todd said he would like to come up with zoning that is acceptable to the town and economically viable for the resort. Those present reviewed the language in the proposed bylaws. Elvin questioned why access through the resort would be prohibitively expensive as compared to access off Coaching Lane. Steve said they could look at those costs. Steve said the Coaching Lane intersection will be an issue for Act 250 and, in fact, the intersection was supposed to be improved as a condition of the original Act 250 permit. There was some question as to whether or not all the improvements were accomplished. Martha gave Todd and Steve a copy of the draft regulations. The PC agreed that they are open to continued discussion with the resort.

3. Adjourn – The PC adjourned by consensus at 12:35 PM.

Respectfully submitted,

Martha Harrison