

## WEST WINDSOR PLANNING COMMISSION

Draft Minutes

August 3, 2011

Present: Hal Pyke, Elvin Kaplan, Barbara Truex, Mark Isenberg, Al Keiller, Glenn Seward, Tom Kenyon, Dennis Brown, Leigh Sykes, Joel & Jan Schreibman, Martha Harrison

1. Call to Order – Planning Commission Chair Hal Pyke called the meeting to order at 6:35 PM.
2. Changes or Additions – Town Plan, if time allows
3. Public Hearing: West Windsor Zoning Regulations – Hal opened the public hearing. Leigh expressed concern about zoning in general, as well as some of the specific provisions of the regulations. Leigh said he would like the regulations to be 10 pages rather than 75. Leigh summarized some of the negative experiences he has had with zoning. Hal explained that Vermont is a Dillon’s Rule state. Elvin explained that the Planning Commission is trying to make the zoning regulations consistent with the town plan, which they are required to do. Elvin said with this latest draft, the PC was trying to reduce some of the regulations. Mark asked if West Windsor has any regulations that dictate aesthetics for residential buildings. Martha said the section on Low-impact Non-residential Use requires aesthetic considerations for non-residential buildings. Mark said the volunteers who serve on the Planning Commission attempt to employ common sense to preserve the things that make the town special. Tom went through the draft zoning regulations page by page suggesting changes. Hal read some suggested changes emailed by Shannon Harrington, who was unable to attend the hearing.
4. Discuss post-hearing changes to regulations & consider need for additional public hearings – The PC agreed that additional public hearings are not necessary and asked Martha to make any minor changes that don’t require discussion. Hal noted that the PC did not receive any requests for changes to the zoning regulations from the Resort. Hal talked about changing one sentence in the Town Plan to address the resort owner’s concerns about the Mile Long Field (MLF) area, as expressed at yesterday’s joint meeting of the PC and the Selectboard. Glenn noted that it is questionable whether the state would allow development on Mile Long Field or increased traffic on Coaching Lane. Glenn said even if MLF can’t be built on, it still provides the resort with density. Glenn said the PC will need to consider changing how density land is handled in the future so it results in common sense land use, as opposed to spaghetti lots. Glenn suggested keeping track of density land on a chart rather than surveying specific pieces of “set aside” land for each development project.
5. Discuss Municipal Planning Grant application – The PC talked about applying for a grant to revise the economic development and recreation chapters of our Town Plan to include plans for expanded recreational trails. There was discussion about the possibility of submitting an application jointly with Windsor for a trail to run from the Ascutney State Park in Windsor to the Ascutney Mountain Resort in West Windsor. The PC agreed that it would be worth considering. Elvin suggested involving Sports Trails of the Ascutney Basin (STAB). Glenn noted that STAB is already involved in exploring the possibility of a connector trail. Glenn said the Selectboard has a meeting scheduled with Windsor’s new Town Manager and will broach the subject with him. **Elvin made a motion to explore the possibility of a joint application with Windsor. Barbara seconded the motion, which passed unanimously.**

6. Consider changing regular meeting day & time – The PC agreed by consensus to change their regular meeting day and time to the last Thursday of the month at 6:00 PM.
7. Next meeting – Thursday, August 25th at 6:00 PM.
8. Minutes: July 6th – **Mark made a motion to approve the minutes of July 6, 2011. Elvin seconded the motion, which passed unanimously.**
9. Other Business – None
10. Adjourn – **Barbara made a motion to adjourn at 8:27 PM. Elvin seconded the motion, which passed unanimously.**

Respectfully submitted,

Martha Harrison