

WEST WINDSOR PLANNING COMMISSION

Draft Minutes
December 9, 2014

Present: Barbara Truex, Elvin Kaplan, Al Keiller, Glenn Seward, Martha Harrison

1. Call to Order - Planning Commission Chair Barbara Truex called the meeting to order at 9:35 AM.
2. Changes or Additions – None
3. Public Comment – None
4. Review and approve revised zoning map, report on zoning amendments, report on town plan amendments, and public hearing notices – Zoning: Elvin suggested changing “the master plan” to “a master plan” in the report on zoning amendments. The Planning Commission (PC) agreed. The PC then reviewed the existing zoning map, which needs to be revised to conform to the future land use map in the Town Plan. The revision would adjust the eastern boundary of the Resort/Conservation district so that it extends to the stream, as originally intended, encompassing all of Mile Long Field. The PC discussed density, lot size and building envelopes. The PC also discussed the “undevelopable” acreage – the open space of Mile Long Field, stream buffers, agricultural soils, and trail easements – and the need for the property owner to go through the permit process. Martha noted that “Conservation” is still the default designation for the district if the proposed development doesn’t qualify for a density bonus by furthering the Town Plan’s recreation goals. Barbara suggested bulleting the list of requirements in Section 2.3-5 and changing “the master plan” to “a master plan.” Barbara noted that the public hearing on the zoning changes is scheduled for December 29th at 6:30 PM. **Al moved to approve the notice of public hearing, the report, the changes to Sections 2.3-5 and 5.4-1 of the zoning bylaws, and the changes to the zoning map. Elvin seconded the motion, which passed unanimously.** Town Plan: Barbara said the change to the Town Plan consists of adding a chapter on Flood Resilience. Al noted that addressing flood resilience is a state requirement. There was brief discussion about regulating agriculture. The PC reviewed the river corridor maps that accompany the flood resilience chapter. Martha said the maps are based on field studies by state river scientists. Martha mentioned the Phase 2 geomorphic study currently being done on Mill Brook, and noted that the results of the study can be used to adjust any inaccuracies in the river corridor maps. **Al moved to approve the notice of public hearing, the report, and the flood resilience addendum to the Town Plan, including the river corridor maps. Elvin seconded the motion, which passed unanimously.** Barbara noted that the public hearing on the town plan amendment is scheduled for January 8th at 6:30 PM.
5. Other Business - None
6. Adjourn – **Elvin moved to adjourn at 10:25 AM. Al seconded the motion, which passed unanimously.**

Respectfully submitted,

Martha Harrison