

**Town of West Windsor
Selectboard & Planning Commission Joint Meeting
Thursday, August 29, 2024 @ 6:30pm
Town Hall and Zoom**

Present in Person: Mark Higgins, Mark Harley, John Brodie, Al Keiler, Jill Appel, Mike Dudley, Leah Montalbano, Lauren Stevens, Deb Shearer, Matt Frederick, Ted Siegler, Win Johnson

Present via Zoom: Tom Ayres (Vermont Standard)

1. Call to Order

With all members of both the Selectboard and Planning Commission being present, Mark Higgins called the joint meeting to order at 6:33pm.

2. Changes or Additions to Agenda

None.

3. Announcements/Public Comment

Mark Higgins thanked the Planning Commission for their extensive efforts on the Flood Hazard Area & River Corridor Bylaws and the Zoning Bylaw amendments.

4. Planning Commission: Approve Minutes of June 27th Meeting

Leah Montalbano motioned to approve the minutes of the June 27th Planning Commission meeting. There was no discussion, and the motion passed.

5. Review Flood Hazard Area & River Corridor Bylaws

Al Keiler spoke about the Planning Commission's crafting of the Flood Hazard Area & River Corridor Bylaws.

There was a lengthy discussion regarding current regulations relating to the Flood Hazard Area & River Corridors, including local versus state control of flood control mapping and other municipalities which have finalized their Flood Hazard Areas. It was noted that the Planning Commission's draft was reviewed by the state prior to being submitted to the Selectboard.

Ted Siegler stated that West Windsor was among the first towns in the state to complete a hydromorphic assessment of all river corridors within town borders.

There was a discussion relating to the method the state will use to determine the final Flood Hazard Area maps, as well as a discussion relating to the expansion of River Corridor areas. Deb Shearer noted that all property owners are eligible to purchase flood insurance.

Ted stated that the adoption of the Flood Hazard Area is just one step towards a final solution for water management for West Windsor, noting that there have been numerous ponds created in the hills of West Windsor, which takes away from wetland areas that retain stormwater and potentially forces more energy downstream.

*John Brodie motioned to adopt the Flood Hazard Area & River Corridor Bylaws as transmitted to the Selectboard by the Planning Commission and to put the Bylaws to a **public hearing to be held on October 21st**. Mark Harley seconded the motion, and all were in favor.*

6. Review Updated Zoning Bylaws & Proposed STR Ordinance

Mark Higgins spoke about the difficulty of including Short-Term Rentals in the Zoning Bylaws, due in large part to compliance enforcement. Mark noted that having a Short-Term Rental Ordinance instead will allow for better enforcement of the regulations.

There was a lengthy review of the updated Zoning Bylaw document and a brief discussion of the proposed Short Term Rental Ordinance. Mark Higgins praised Deb Shearer for her continued efforts in moving this process forward.

Mark Higgins encouraged members of the committees and the public to review the [updated Zoning Bylaws](#), with comments to be discussed at the September 9th Selectboard meeting. There will be further discussion of the Short-Term Rental Ordinance at upcoming Selectboard meetings.

*Mark Harley motioned to approve the Zoning Bylaws as amended, to be posted for a **public hearing on October 21st**. John Brodie seconded the motion, and all were in favor.*

7. Other Business

None.

8. Adjourn

Upon motion duly made and seconded, the Selectboard unanimously voted to adjourn at 8:11pm.

Respectfully submitted,

Matt Frederick
Town Administrator