

# **Town of Windsor Planning Board**

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**Meeting of October 28, 2015**

The October meeting of the Town of Windsor Planning Board was called to order at 7:35 PM by Chair Shelly Johnson Bennett. Present from the Board were Eve Neureuter, Fran Stone, Doug Saunders and Bridgette VanNorman. Also present was Code Enforcement Officer Dave Brown. Bruce Cameron and Carlton Gordon were out of town.

Mr. Brown proposed the following changes to the September minutes in the fourth paragraph, third sentence: remove "will be removed as well as road and ditch work will begin next week" and replace it with "were already removed by the previous owners due to fire damage. Mrs. Burke will be removing several more. Road and ditch work will begin next week." In the fifth paragraph, first sentence, replace now with not, end the sentence with website, remove but and start a new sentence with no.

On the motion of Mr. Stone and seconded by Ms. Neureuter, the Planning Board unanimously approved the minutes, with the proposed corrections, of its September 30, 2015 meeting.

Mr. Brown stated he was asked to look into the question of whether there is an active Planned Unit Development (PUD) in the Town of Windsor. Files were located showing the Planning Board made a motion in 1987 to recommend to the Town Board for a PUD at GAF Lake. The original proposal was submitted and subsequently approved by the Town Board contingent upon completion within a 4 1/2 year time period.

Ms. Bennett and the Board reviewed numerous years of minutes and did not find where a final plan was ever submitted to the Planning Board. Ms. Bennett advised Mr. Brown to review the Town Board's minutes for the same time period to verify that there was not a final approval for the PUD granted. According to the Town's code, the PUD would have had to be substantially completed and receive a final approval in order for this property to remain a PUD. It was not and has since gone up for tax sale. For both of these reasons, the PUD was never in existence so it should be removed from the Town map. There is still, however, a legal Homeowner's Association still existing for this property.

On the motion of Mr. Stone, seconded by Mrs. Neureuter, the Board adjourned at 8:58 PM. Due to the next regularly scheduled meeting falling on the day before Thanksgiving, the Board decided it will use the joint Town Board/Planning Board public meeting being held on November 17 as its November meeting.

Respectfully submitted,

Bridgette VanNorman, Acting Secretary