

Town of Windsor Planning Board

Meeting of September 26, 2012

Chair Shelly Johnson-Bennett called the joint meeting of the Town of Windsor Planning Board and Zoning Board of Appeals to order at 7:49pm. Also present from the Planning Board were Dave Brown, Eve Neureuter, Doug Saunders, Bridgette Elliott VanNorman and Bruce Cameron. ZBA Board members present were Chair Mahlon Guernsey, Lisa Goetz, Heather Gordon, David Kohlbach. Councilman Tim Bates also was present.

Chair Bennett welcomed ZBA members and said this meeting would focus on training regarding manufactured/mobile home park regulations as the boards reviewed her proposed Manufactured/Mobile Home Park Local Law for Windsor. She said the Planning Board recently updated the town's Site Plan law to speed up the commercial-development process. Code Enforcement Officer Brown estimated it will take up to five years to bring the town's mobile home parks up to intended code. He said mobile homes manufactured prior to 1976 contain contaminants that make them difficult to remove or deconstruct. Mrs. Bennett said another problem with some of the town's trailer parks is they are located in flood zones.

The boards began their review of the proposed Local Law and initially decided to include campgrounds in it, however, later decided to approach them separately. Mrs. Bennett explained the needs for each section of the proposal and how they also apply to state codes. There was much discussion about attachments to manufactured homes which Mr. Brown said is not allowable because these structures are not intended for additional weight. Free floating "attachments" are permissible as long as their footers extend below the frost line. Board members, after discussion, made several changes to definitions and proceeded through the proposal to the site plan approval process.

As the meeting came to a close, the boards decided to meet jointly again next month to continue its review of the proposal Local Law. Members decided to move next month's meeting from Halloween Night to Tuesday, October. 30, at 7:30 pm in the Town Hall.

Planning Board members voted to approve the minutes of the August 29th meeting with the correction of Mrs. Bennett's title as chief planner. On the motion of Mrs. Goetz, seconded by Mrs. VanNorman, the boards adjourned at 10:02pm.

Respectfully submitted,

Bruce Cameron, secretary