

Town of Windsor Planning Board

Meeting of January 25, 2012

Chair Shelly Johnson Bennett called the monthly meeting of the Town of Windsor Planning Board to order at 7:44 pm. Also present from the Board were Dave Brown, Eve Neureuter and Bruce Cameron.

On the motion of Mrs. Neureuter, seconded by Mrs. Bennett, the Board approved its December 28, 2011, meeting minutes with the following clarifications:

- Laser Pipeline has a \$2 million bond to repair roads;
- Zoning Enforcement Officer Brown brought the proposal of a truck-service garage at 890 Old Route 17 to the Zoning Board of Appeals; and
- *Mrs.* Bennett instead of *Mr.* Bennett.

Zoning Enforcement Officer Brown reported issuing three building permits in December for construction valued at \$210,000. He also iterated that he would bring literature on manufactured homes and trailer parks to the February meeting.

Secretary Cameron reported that developer David Ballard was unable to attend the meeting due to a death in his family but wants to attend the February meeting

Chair Bennett presented the book *Rural by Design* by Randall Arendt as a model for smart development or Performance Zoning. Board members reviewed the chapters entitled *Roadside Commercial Cases* and *Town Center Commercial Cases* for ideas that might be applicable to Mr. Ballard's concepts for development off North Road. Secretary Cameron offered to make copies of the pages. Mrs. Bennett said she envisioned one road for ingress and egress as well as common architecture for the project. She added that if Mr. Ballard sells off three lots for development within five years, this would be considered a subdivision project. Mr. Cameron reported that when he spoke to Mr. Ballard about the Planning Board meeting date that Mr. Ballard was amenable for moving the ingress/egress road to the tract further north up North Road in order to reduce the number of curb cuts at the I-86 exit and entrance ramps. Mr. Cameron also offered to contact Mr. Ballard to clarify how far east his tract ranged from North Road, if his land corporations owned adjacent land to the east and if he needed to seek those additional lands be zoned commercial.

On the motion of Mr. Brown, seconded by Mr. Cameron, the Board adjourned at 8:52pm. Its next scheduled meeting will be **Wednesday, February 29**.

Respectfully submitted,

Bruce Cameron, secretary