

# Town of Windsor Planning Board

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Meeting of February 11, 2014

The special monthly meeting of the Town of Windsor Planning Board was called to order at 7:28pm by Chair Shelly Johnson Bennett. Also present from the board were Carl Gordon, Eve Neureuter, Doug Saunders, Fran Stone and Secretary Bruce Cameron.

On the motion of Mr. Stone and seconded by Mr. Gordon, the board approved the minutes of its Jan. 29, as presented.

Chair Bennett said that since Code Enforcement Officer Dave Brown was not present, the board would not review Section 64 of the Windsor Town Code regarding mobile homes and trailers regarding his suggested changes. She did question the need for this section in the Town Code and asked if it should be included in the proposed Local Manufactured/Mobile Home Park Law.

Mr. Saunders offered several suggestions (shown below in italics and strikethroughs) in Section 9: Standards part B Planning, Health and Safety Standards i). Planning Standards specifying in:

- 6. Bulk Requirements that no manufactured/mobile home, office, service building *or other structure* shall be located closer than seventy five (75) feet from the existing edge *of surface* of any public street or road.
- 8. Minimum Setback. No part of a manufactured/mobile home lot shall be located closer than seventy five (75) feet from the existing edge of a public street or road. No manufactured/mobile home shall be located ~~within forty (40) feet from the existing edge of any interior street, or within twenty (20) feet~~ *twenty five (25) feet* from ma manufactured/mobile home lot line. Variable setbacks are required to provide visual variety.
- 11. Storage area. The storage area shall be clearly designated, limited to tenant use and not exceed five (5) percent of total lot area *to the gross park size*.

Mr. Saunders also suggested the following changes in Section 9: Standards part E)

Miscellaneous Requirements:

- b. Tenant Storage. A ~~minimum~~ *maximum* of eighty (80) square feet (a ~~minimum~~ *maximum* of seven (7) feet in height) of tenant storage shall be provided on the lot or in compounds located within a reasonable distance, generally not more than one hundred forty four (144) feet from each lot. Storage facilities shall be designed in a manner that will enhance the appearance of the park and shall be ~~constructed of suitable weatherproof materials~~ *approved by the town's CEO*.

(please turn over)

After discussing each of Mr. Saunders' suggestions, the board concurred with making these changes to the proposed Local Law. On the motion of Mr. Stone, seconded by Mr. Saunders, the board then voted unanimously to forward the proposed Local Manufactured/Mobile Home Park Law to the Town Board for its review and approval.

Chair Bennett reported engineer Ken Ellsworth expected to forward a proposal from the Mikoda Group this spring regarding its West Windsor property on North Road.

On the motion of Mrs. Neureuter, seconded by Mr. Stone, the board adjourned at 8:37pm. The board's next meeting will be Wednesday, Feb. 26, at 7:30pm in the Town Hall.

Respectfully submitted,

Bruce Cameron, secretary