

TOWN OF WINDSOR

Planning Matter Public Hearing MINUTES - RE. Development Agreement Application - 64 Chestnut Street

July 25, 2017 at 7:00 – 7:33p.m.

Windsor Council Chambers, 100 King Street, Windsor, NS

Present:	Anna Allen	Mayor, Chair
	Laurie Murley	Deputy Mayor
	John Bregante	Councillor
	Jim Ivey	Councillor
	Shelley Bibby	Councillor
	Louis Coutinho	CAO
	Doug Armstrong	Director of Finance
	Shelleena Thornton	Municipal Clerk
	Scott Burgess	Fire Chief, WFD
	Doug Parrish	Planner
	Todd Richard	Director of Public Works
	Duane Saulnier	CPA, CA, Grant Thornton
	Gloria Banks	Grant Thornton
Regrets:	VanEssa Roberts	Director of Community Development, Tourism & Recreation
Public:	Colin Chisholm	Reporter, Valley Journal Advertiser
	9	Members of the public

1. **CALL TO ORDER** – Mayor Allen called the meeting to order at 7pm.
2. **PLANNER OUTLINES THE NATURE OF THE APPLICATION TO BE CONSIDERED AT THIS HEARING** – Planner Parrish said the Town received an application from Deborah Griffiths-Cuffari, 64 Chestnut Street, Windsor, to allow for the development of a mixed-use building, which would contain a private Montessori School (15 students) on the ground floor and a single, residential dwelling unit for personal use on the floors above.

A public information meeting was held May 24, 2017 and First Reading, June 27, 2017. This public hearing is to hear from the public with respect to those in-favour or against, as well as to answer questions related to this matter. To-date, staff consider the proposed draft development agreement, to be consistent with the relevant policies of the Municipal Planning Strategy.

A PowerPoint presentation was given by Planner Parrish.

3. **PLANNER ASKS FOR WRITTEN SUBMISSIONS. CLERK READS, OR IF THERE ARE MANY, SUMMARIZES WRITTEN SUBMISSIONS** – Clerk Thornton indicated there were no written submissions received.
4. **ORAL PRESENTATIONS IN FAVOUR OF THE APPLICATION** – There were none.
5. **ORAL PRESENTATIONS OPPOSED TO THE APPLICATION** – Ms. Rhonda Stevens is concerned with respect to the identified parking outlined in the PowerPoint presentation. There is no additional parking spots available on Hawthorne Street and the curb would be in the way. Two cars have not been able to park there for years.

She further expressed concern on the practicality of the parking drop-off space and limited parking as outlined in the PowerPoint presentation. The street is narrow. She is not sure how 15 parents dropping off their children could do it safely. Where would the cars wait (parked illegally or waiting in the street)?

Ms. Stevens said the residents of the area have seen these valid concerns before when the local B & B hosts their art shows. This being said, that can be accommodated because it is only a couple times a year. This proposed Development Agreement would involve these issues occurring twice a day (drop-off & pick-up)/all year. This proposed application would create traffic issues and many safety concerns.

She added that Hawthorne Street is a dead-end and the only way to turn around is with other property owners not parking in their driveways (people would need to pull into a private driveway and back out). An additional 15 people/cars/children is a safety concern. In the winter, Hawthorne Street is frequently the last to be

cleared. With snow clearing, the street narrows even more and raises further safety concerns. The snow build-up gets higher and higher and makes visibility even more restricted. She also noted there is a fire hydrant in front of the property, so there could be no parking there.

Mr. Ian VanZoost of Chestnut Street noted that Chestnut Street has a blind crest and the kids congregate on the corner for the school bus. Moving the bus stop isn't feasible because another potential location would involve a second crossing of another street. Currently, two cars cannot pass once snow-clearing has commenced because of how narrow the streets get. This would be an even more dangerous situation if the proposed development agreement is approved.

Mr. Brad Dorman said he echoes the same concerns raised by Ms. Stevens and Mr. VanZoost. There are many other locations in town that a Montessori school could be, where there wouldn't be these safety concerns.

Ms. Rhonda Stevens added that her experience with a Montessori School is that their philosophy is that children not just be dropped off; that children be physically brought into the school by their parents/guardian. For that to happen, it wouldn't result in just potentially 15 cars dropping their children off, it would result in cars needing to park and be left unattended while students are taken into the school. Therefore, the proposal would not work in the proposed location identified in the PowerPoint presentation.

6. QUESTIONS TO THE PUBLIC BY MEMBERS OF COUNCIL - NONE

7. CONCLUDING REMARKS FROM THOSE IN FAVOUR OF APPLICATION – Mr. Joe Cuffari of 64 Chestnut Street said the plans have changed to address these concerns; however, not identified in the Powerpoint Presentation slide showing the parking/drop-off map. He advised there would be no drop-off spots on Hawthorne Street; the designated drop-off spots would be on Chestnut. He doesn't believe there would be 15 individual drop-offs as some families have more than one child. Furthermore, the chances of everyone dropping off at the same time are slim (it didn't happen at their larger Montessori School on Grey Street; he doesn't foresee it occurring here). He agreed at times, there may be some cars waiting, but they'd only be expected to drop-off in the one designated area. Drop-off would be between 8:45 – 9:15 a.m.

(It was noted that the Staff Recommendation Report with the proposed Development Agreement provides the correct map of parking/drop-off; however, the older version was what was reflected on the PowerPoint slide (slide 15), at this public hearing, which created some confusion. Planner Parrish apologized).

Ms. Kelly Mitchelmore, Chestnut Street said she's not in-favour; nor opposed; however, suggested a 'no parking' sign be placed by the fire hydrant.

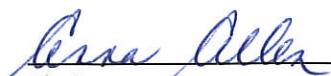
8. CONCLUDING REMARKS FROM THOSE OPPOSED TO APPLICATION – Mr. Adam Mahoney said he agrees with Mr. VanZoost, Ms. Stevens, and Mr. Dorman. As with them, he supports the Montessori, but the location is not safe. The bus stop was moved to its current location by the Bus Company (school board). Currently, 11 kids utilize that bus stop and as far as he knows, none will be attending the proposed Montessori School.

Mr. Dorman asked what affect the Montessori School would have on neighbouring properties and their taxes. CAO Coutinho said the tax rates are set; however, assessments may increase.

Mayor Allen reiterated that this matter is also on the Town Council meeting agenda, which immediately follows this public hearing.

9. ADJOURNMENT OF PUBLIC HEARING

MOVED BY BREGANTE/MURLEY THAT WITH NO FURTHER MATTERS TO DISCUSS, THIS PUBLIC HEARING BE ADJOURNED AT 7:33PM. MOTION CARRIED


Chair


Municipal Clerk