

**W. T. PLANNING BOARD MEETING, JUNE 4, 2007, 7:30 P.M.**

**PRESENT:** David Douglas, Ginny Jones, Susan Silva, Mark Yale, Leah Smith

**ABSENT:** Erik Hammarlund

**ALSO PRESENT FOR ALL OR PART OF THE MEETING:** Glenn Hearn, Fella Cecilio, Simone DeSorcy

**CORRESPONDENCE**

**In:** Adam Bresnick re. Byways Committee

Jeanne Baron re. Byways Committee

**Out:** Holmes Hole Builders re. Hammershaimb driveway relocation.

**MINUTES**

Minutes of the May 21, 2007 meeting were approved as written.

**NEW BUSINESS**

**Fella Cecilio re. signs in the MB District:** Mark disclosed that his wife works for Fella's catering. Fella Cecilio said that the Building Inspector would not let him hang an "open" flag on his business sign, per the zoning bylaw sign regulations prohibiting moving parts, streamers, pennants and other devices. He said he would like to see that bylaw changed. Mark asked whether it was necessary for him to have the open sign; Fella said it was because the building is set back from State Road. David said an open sign could be crafted out of wood or metal that could attach to his regular business sign and still meet zoning bylaw regulations. Fella said he would like to see the language changed at Town Meeting. The process for amending the bylaw was discussed. Ginny stated that any change to the bylaw should only address signs in the business district, not home businesses in residential districts. David suggested that Fella draft the language changes he would like to see.

**Kenney Residence, Site Plan Review, M26 L 12.4:** Board members reviewed plans for the alteration/addition of this existing house which will be over 3,000 sq. ft. Board members would like to see the addition staked and will visit the site.

**Murphy Form A:** Board members reviewed a Form A plan for the Murphy parcel (M32, L4.1) which would create a 1.48-acre lot around an existing house, and an 11.17-acre lot to be sold to the Land Bank. An application has not yet been filed. Board members noted that they would like to see the existing well and septic located on the plan.

**OLD BUSINESS**

**Flatlands:** David thanked Glenn Hearn for agreeing to update the Board on the status of the flatlands purchase; he said the Board had liked this idea since the beginning. Glenn Hearn said it had been an unbelievably long process. Title searches have been performed on the five different properties. The next step is for the Land Bank to have them appraised. The different properties have different issues; some have extremely fractured titles. The goal is to have something to present to voters at the next Annual Town Meeting. He said that some people would like to see a connector road created from State Road to Old County Road, but the Land Bank Central Committee does not support this idea.

**Byways Committee:** Ginny made a motion to appoint a new Byways Committee made up of all six people who voiced interest, including Ann Bassett, Harriet Bernstein, Nina Meyer, Adam Bresnick, Cynthia Aguilar, and Jeanne Barron, and to appoint Ann Bassett as chair. David directed Simone to convey the Board's extreme gratitude to the committee members, and to draft a mission statement.

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,  
Simone DeSorcy, assistant

**Approved 6/18/07**