

**W. T. PLANNING BOARD MEETING, JULY 2, 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:** Carole Hunter, Simone DeSorcy

**CORRESPONDENCE**

**In:** MVC re. Island Plan;

ZBA decision re. Jarrell massage/yoga studio

**Out:** Building Inspector re. driveway relocation, M32 L67

**NEW BUSINESS**

**Rex and Scarlet Jarrell, Special Permit to Alter a Stonewall:** Simone reported that the Jarrells had submitted an application to alter a stone wall in order to widen their driveway. They received a special permit from the ZBA for a home occupation to have a massage/yoga studio on their property; a condition of approval is to widen the driveway in order to accommodate two cars passing. This requires altering the stonewall. Board members noted that this could also mean relocating a phone pole. Board members directed Simone to proceed with the application and to ask the Jarrells to stake the exact location of the proposed driveway width.

**OLD BUSINESS**

**Kenney Residence, Site Plan Review, M26 L 12.4:** Carole Hunter, architect and agent for Jerome Kenney, explained that this project required site plan review because it involves renovating and substantially adding on to an existing house. The floor area will be 6,000 sq. ft., including the finished basement. Board members visited the site last week. At the site visit, Susan had asked whether Mr. Kenney would consider alternative energy sources, such as solar or wind. Carole Hunter reported that Mr. Kenney would be very happy to investigate solar panels on the south side of the garage. He uses the best technology for heating and cooling. He is not adverse to looking into installing a windmill, but Vineyard Open Land Foundation would need to approve it. Susan made a motion to approve the site plan; all in favor.

**James Ferry, M16, L71.1, Proposed Recreation Business:** Simone reported that James Ferry's project had been approved by the MVC, and now it comes back to the Planning Board for Site Plan Review. The Board has the discretion to hold a public hearing on the proposal. All agreed that the more open the process, the better, and that a noticed public hearing will give neighbors another chance to have their say. They directed Simone to schedule a public hearing.

James Ferry had also asked whether he could begin clearing on his site. In a previous letter to the MVC, the Board stated that it would like to see a landscape plan. James Ferry is developing this. Mark said in the mean time, the Board could not restrict clearing. The landscape plan will be the conditioned final product. There was general agreement among Board members that James could cut trees, but that they will be

requiring screening, especially at the back adjacent to the residence. Leah said the public hearing could also provide more ideas for the landscape plan.

**Byways Committee:** Ann Bassett reported to the office that the new Byways Committee had held its first meeting. She said it is a good, enthusiastic group of people. Their next step will be to walk some of the ancient ways in town. Former chairman of the committee, Lisa Rogers, will be joining them. MVC staff Bill Veno attended the meeting, and is very helpful and knowledgeable.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,  
Simone DeSorcy, assistant

**Approved July 16, 2007**