

W. T. PLANNING BOARD MEETING, SEPTEMBER 22, 2008, 7:30 P.M.

PRESENT: David Douglas, Ginny Jones, Susan Silva, Leah Smith

ALSO PRESENT FOR ALL OR PART OF THE MEETING: Bill Grinker, Jim Hart, Sharon Estrella, Simone DeSorcy

CORRESPONDENCE

Out: Michael Jampel re. Decision

Public Hearing, Hart Hardware: David read the public hearing notice and opened the public hearing. Jim Hart presented the plan approved by the MVC. Jim Hart noted that 8 to 11 additional parking spaces could be added in the future. David read a letter from the Board of Health listing the information needed by them to act on the application. Susan said that the plan needs additional screening where the future dormant easement lies in order to protect the neighbors, especially the residential neighbor who fronts on State Road.

Leah reiterated the M.V. Commission's condition 4.7 stating that the final landscape plan must be approved by the MVC; the Planning Board should also approve the final landscape plan after the MVC does.

Sharon Estrella said that the "dormant easement" in the MVC decision is a pie in the sky wish, but it is not offered by the owners of the easement nor is it in the works.

Abutter Bill Grinker said he felt badly for the Estrellas and the negative impacts they'll have to endure. He said the landscaping business further up Indian Hill Road began as a small enterprise, but is now a trucking center, an eyesore, and neighbors have to endure the backup beeps from trucks even on weekends; the Hart Plumbing business will be just as bad. He said he didn't know why the Planning Board is changing this area into an industrial park. He said there are traffic concerns. David noted that the Town had created this business district. Ginny noted there would be 2 apartments in addition to the plumbing business and hardware store. Jim Hart said the MVC had done a traffic study on his proposal, and it is within normal parameters for a business district.

Ginny and Susan said that they were both very concerned about the project's size. Sharon Estrella said that a little common sense tells you that you can't put a 3-story building of this size on such a small lot. Susan said she did not know on what grounds she could deny the project; David agreed. Ginny said she disagreed, as the building's size is inappropriate for the lot. Landscaping mitigates some of the impacts.

Leah said the lighting needs to be carefully shielded downward, and the apartments need to have window shades to adequately mitigate the impact on the neighbors.

Hours of operation were discussed; it was agreed that they should be 7 a.m. to 6 p.m. Monday through Saturday, Sunday 7 a.m. to 6 p.m. Bill Grinker asked whether the plumbing business took weekend emergency calls; Jim Hart said on weekends his workers leave from their homes.

It was discussed that one of the apartments would be affordable (rented to someone making up to 140% of Dukes County Median) and the other would be rented on the open market. It was discussed that Zoning Inspector Ernie Mendenhall had previously recommended requiring an as-built plan at the completion of the construction to see if the impermeable surface triggers a Greenlands Special Permit, as the numbers submitted are only a few square feet less than the triggering amount.

Leah made a motion to approve the special permit with the conditions as stated above, including Board of Health approval; Susan seconded the motion. The motion passed, with Ginny stating she was reluctantly voting in favor. Sharon Estrella said that people buying a small lot should expect to be required to propose a building in proportion to the lot. Leah urged Jim Hart to work closely with his neighbors during and after construction.

OLD BUSINESS

Patton/Feiner Special Permit: Simone noted that the public hearing had been scheduled and asked what if anything Board members would like to see staked at the site. Board members agreed they'd like to see the corners of the buildings, the access road entrance, the property boundaries, but not the ridge poles at this time.

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

Respectfully submitted,
Simone DeSorcy, administrator

Approved 11/03/08