

W. T. PLANNING BOARD MEETING, FEBRUARY 11, 2008, 7:30 P.M.

PRESENT: David Douglas, Ginny Jones, Susan Silva, Mark Yale; Erik Hammarlund

ABSENT: Leah Smith

ALSO PRESENT FOR ALL OR PART OF THE MEETING: Julia Humphries, Cynthia Aguilar, Rez Williams, Philippe Jordi; Derrell Bazy, Ann Bassett, Pat Lynch, Caroline Locke, Victoria Phillips, Peter Rosbeck Jr., Jeff Wass, Bill Veno, Simone DeSorcy

MINUTES

Minutes of the 01/28/08 meeting were approved as written.

CORRESPONDENCE

In: ZBA Administrator re. Chilmark Cell Tower Bylaw;
MVC re. revised DRI Checklist.

Out: Building Inspector re. Barnes application;
Health Agent re. Jampel Affordable Housing;
Doug Hoehn re. Map 38, Lot 8, Wooded Designation;
Doug Hoehn re. No. Shore Realty Trust Application check.

NEW BUSINESS

200 State Road Affordable Housing, Discussion: Philippe Jordi, Island Housing Trust and Darrell Bazy, South Mountain presented the concept for the affordable housing proposed for the 8-acre portion of the Eleanor Bennett Estate recently purchased from the Land Bank. They showed various configurations of 8 units on a 3-acre portion of the lot (the remainder of the lot is delineated as conservation land). The units would be for people making 80-140% of Dukes County median income. They would sell for \$130,000 to \$330,000; the Housing Trust would provide a ground lease for the property. There will be some local preference, and restrictions preventing over-mortgaging. Three paths have been cut to view the property.

Philippe Jordi asked how the Board would feel about shifting the curb cut in order to cut less trees. Mark said that it was desirable to cut fewer trees, but as the access was shared with an abutting property owner, the properties would need to be re-surveyed, new covenants and easements drawn up, and new public hearings held. David asked who would carry the expense of all this work. Mark said that in principle it is a good idea to minimize natural disturbance. Abutter Victoria Phillips said that the Land Bank's goal was to preserve the view of the property as seen from State Road. Susan said she is concerned that topography is often not explored before surveyors draw lines.

Susan said that she preferred siting concept DB-1 shown on the plan, as it places houses furthest away from existing houses. She said she would like to see the final proposal staked. She noted that these 8 units will be coming into an existing neighborhood, and needs to be sensitive to neighbors. Darrell Bazy said screening would be part of the mix. David said that perhaps there should be a configuration studied with 5 units on the north side and 3 on the south side of the lot. Ginny said that sometimes noise is as objectionable as being able to see a new house.

Philippe Jordi said that MESA has looked at the site and found some threatened moth habitat.

Mark noted that once the plan is finalized, it will require a special permit involving a public hearing and site visit, and more opportunity for public input.

Abutter Victoria Phillips showed an alternative plan shifting the development away from her property line. She is concerned that headlights will shine over the scrub oak onto her property. Darrell Bazy said he could be open to meeting Victoria's request.

Pat Lynch, abutter, said this is a densely populated area with small lots, and this project would involve two 12-bedroom septic systems and wells. She is concerned about water draw-down because the soil is pure sand. David asked whether Land Bank land would be used for the septic systems. Darrell Bazy said only if the Housing Trust property is unsuitable. He said they are looking into the cone of influence based on neighbors' concerns.

David said the group found a good solution having worked with the Land Bank to conserve even more area of the lot. Mark said he had a favorable response to the concept as presented tonight; Susan agreed.

Byways Committee: Chairman Ann Bassett said that the Committee is looking at designating Stoney Hill Path as a Special Way, and also possibly Checama (a.k.a. Chicama) Path. This nomination process would have to go through the MVC, as Special Ways are DCPCs. It was discussed that the Committee should present this proposal to the Selectmen. David asked whether any existing houses currently use either path as access; Ann said she did not know of any. Mark noted that the Affordable Housing Committee is looking at 3 town-owned lots where Chicama Path forks off Stoney Hill Path for affordable housing; he said he did not know if this would have any bearing on Special Ways designation.

Ann Bassett said that there would be public hearings to allay the fears of abutters. She noted that MVC staff person Bill Venno had been extremely helpful.

John and Carolyn Connors, Form A, M30 L2.77: Jeff Wass from Rosbeck Builders presented a Form A plan showing a swap of equal-sized lots (1,376 sq. ft.). The swap is with property owned by the Deep Bottom Pond Property Owners Association. David said it looks like the existing house on the site does not meet setbacks, and the land swap brings it into compliance. Susan made a motion to endorse the plan; Mark seconded the motion. Ginny asked whether it should be referred to the MVC; David said it was too minor a change to be sent. The motion passed, and David signed the plan.

Library Expansion: Ginny asked whether Board members felt some planning should be done in town center in anticipation of the proposed library expansion. She said that

traffic, buses and parking are big concerns. She said that the library has free wireless internet service, which is especially popular in summer. David said perhaps there should be an alternate location for free internet. There was a discussion about purchasing abutting properties to accommodate the library expansion.

Ginny said she is also concerned about condominiums and time-shares expanding in town. She is nervous that people will condo-ize their guesthouses. Board members reviewed Chilmark's definition of one-family dwelling which requires the same family to occupy a property unless it is for affordable housing. This will be discussed further at a future meeting.

Proposed Change in Town Meeting: Ginny reported that the Selectmen had received a request to move Town Meeting to a Saturday during the day. Mark said other interests/commitments (e.g. golf) would compete with Town Meeting if it were a beautiful Saturday weather-wise. Susan suggested starting Town Meeting an hour or two earlier.

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,
Simone DeSorcy, assistant

Approved 3/3/08