

W. T. PLANNING BOARD MEETING, JUNE 16, 2008, 7:30 P.M.

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

ALSO PRESENT FOR ALL OR PART OF THE MEETING: Justin Bryant, Emma Kiley, Marianne O'Connell, Michael Jampel, Doug Hoehn, Ebba Hierta, Harriet Bernstein, Ruth Kirchmeier, Caroline Flanders, Simone DeSorcy

MINUTES

Minutes of the 6/02/08 meeting were approved as written.

CORRESPONDENCE

In: Richard Knabel re. Wind Turbines

Out: Clarke Bruno re. Jampel Application;
Building Inspector re. Ottiano Site Plan Review

Public Hearing: Jampel Special Permit, M31, L121: David read the hearing notice for the special permit application for multi-family housing on this 3.58-acre parcel. Michael Jampel presented his proposal. There is an existing 2 bedroom house on the site, and he proposes to build two new 3 bedroom Cape-style houses. The existing house and one of the new houses would be affordable. The existing house would be for someone making about 100% of Dukes County median income; the other affordable house would be for someone making no more than 140%. There would be a shared well and 3 separate septic systems. The existing driveway to the site will be moved over into the shared driveway easement with the adjacent lot to the back. There is a bike easement from this property over the property to the rear to access the State Forest bike paths.

A letter from the Affordable Housing Committee in favor of the proposal was read.

A letter from abutter Jean St. Germain was read; the letter contained several questions. He asked whether a non-property owner has standing to pursue this application process; Doug Hoehn, property owner, said that Michael Jampel is the contracted purchaser, and has a tentative sales agreement pending necessary permits. He asked whether the project is consistent with the Master Plan; Board members said it is. He asked whether it meets Board of Health regulations; there is more than 10,000 sq. ft. per bedroom, and any approval would be subject to Board of Health approval. He asked whether this is a DRI; it is not. He asked whether 75% of the units would be restricted as affordable housing, per Section 4.4-3B of the zoning bylaw; it was noted that Mr. St. Germain was quoting an old version of the bylaw; in April 2007 the requirement was changed to read "2 out of 3" must be affordable if proposing 3 units.

A letter from abutter Harriet Bernstein was read. She asked how long the units would remain affordable; Michael Jampel said that he was proposing a long term lease through the Island Housing Trust. The lease would be for 100 years, with the ability to renew it for another 100 years. Island Housing Trust would manage each affordable lot for \$50/month. The letter asked whether there is a County strategy for affordable housing; Board members said they weren't aware of one, but that the MVC's Island Plan is envisioning such. The letter asked whether the new houses would be compatible with the

nearby Historic District; Michael Jampel said they would be typical Capes with wood shingles and either cedar or white trim. The letter asked whether this project would set a precedent, especially for Cynthia Walsh's abutting 12 acres; would there be 12 units of affordable housing on her property? There was a discussion that there were no proposals for Cynthia Walsh's property before the Town at this time. Leah said that each application is addressed on its own merits.

Susan said there should be a road association for the 3 units on this lot and the adjacent lot to the back. Ginny said the houses should be as energy efficient and low maintenance as possible. Michael Jampel said that the Island Housing Trust gives up to \$20,000/house for energy efficiency, and subsidies for solar panels.

A letter from abutter Clarke Bruno was read. He said he was concerned that Michael Jampel had not contacted him; Michael Jampel said he would call Mr. Bruno. David noted that the hearing notices sent out by the Town are notice that a project has been proposed. The letter said that it is important for the success of the project for a for-profit developer to work with a not-for-profit with a track record of managing affordable housing. Michael Jampel said that he is already working with Island Housing Trust. The letter stated that the buildings should be permanently affordable.

Leah said that the Board had toured the property and that the proposed layout seems reasonable. Ginny said the driveway needs to be widened at the entrance to State Road to accommodate 2 cars. She said the lot is sufficiently far from the historic district so as not to be an impact.

Abutter Ruth Kirchmeyer asked about the previous brush cutting. Doug said he cut back the brush and poison ivy to accommodate the shifted access road, and that he wants to leave as many trees as possible and have the new road weave through them. Ruth Kirchmeyer said she would be happy to have 2 additional houses in the neighborhood for locals.

Justin Bryant said that he and Emma Kiley live in the existing dwelling, supports the proposal, and would be interested in purchasing an affordable unit. It was noted that they are pre-qualified. Marianne O'Connell, Emma Kiley's mother, said that this is a good opportunity for young people.

Caroline Flanders, Affordable Housing Committee and Island Housing Trust member said she supports the proposal, and that the Trust would be interested in taking on the property.

Ginny said she felt it was a suitable location for affordable housing, near infrastructure, and met the Board's policy of one acre per dwelling unit. She said it fits into the residential pattern of the neighborhood, which is village-like. Susan agreed that there is a mix in the neighborhood.

Harriet Bernstein asked whether she could use the bike easement to access the State Forest. Doug Hoehn said it was created only for the subject lot. Ginny suggested that Harriet Bernstein might consider putting a bike easement over her property. Ebba Hierta said public use of the easement should be a condition of approval. Doug Hoehn noted that this could not be done as the easement is on a separate, privately-owned parcel.

Ginny made a motion to close the public hearing, leaving the written record open until July 7; all in favor.

NEW BUSINESS

New Member: Ebba Hierta said she was interested in serving on the Planning Board. Board members encouraged her to submit a letter of interest.

Michael Rouse, Change in Driveway Location, M22 L31, Old Courthouse Road:

Susan made a motion to approve the change in driveway location as marked; all in favor.

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,
Simone DeSorcy, administrator