

W. T. PLANNING BOARD MEETING, OCTOBER 19, 2009, 7:30 P.M.

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

ABSENT: Eileen Maley

ALSO PRESENT FOR ALL OR PART OF THE MEETING: Glenn Provost, Simone DeSorcy

MINUTES

Minutes of the 8/03/09 and 9/28/09 executive sessions were approved as written.

Minutes of the 9/30/09 and 10/05/09 meetings were approved as written. Minutes of the 9/28/09 meeting were approved as amended.

CORRESPONDENCE

In: ZBA re. hiring Kreines & Kreines
Mark Lanza, filings re. Harrowby lawsuit;
Selectmen re. Green Communities Grant

Out: MVC re. Hart Hardware

NEW BUSINESS

Glenn Provost for Milton Estates, Ltd. Form A, Map 6 Lots 8 and 8.1: Glenn Provost presented a Form A lot line change between two abutting lots that pre-existed zoning. No new lots are being created. Leah made a motion to endorse and sign the plan; all in favor.

Glenn Provost for Bailey Park Homesite Lots: Glenn Provost presented an exhibit showing that this neighborhood is made up of hundreds of small lots (30' by 50') that are all Land Courted. The Affordable Housing Committee has worked to consolidate and purchase a few dozen vacant lots to create three Homesite Lots. He presented a plan showing a 0.93-acre, a 0.89-acre, and a 1.6-acre parcel. He showed a septic plan prepared by Kent Healy. Because the lots are Land Courted, they cannot be merged. The building envelopes on the Homesite Lots are outside of the laid out roads.

There was a discussion about Zoning Bylaw Section 4.4-7, Homesite Lots. Glenn Provost said that the Board does not have to approve the plan under Subdivision Control Law, as it is not a Form C because the small lots are all Land Courted. This is not a subdivision. David asked whether the lots have adequate frontage; Glenn Provost said yes. Leah asked how the lots are accessed; Glenn Provost said via Great Plains Road, then Bailey Park Road. Ginny made a motion to approve these three lots as Homesite Lots; all in favor.

OLD BUSINESS

Kreines & Kreines: Simone said she will be in San Francisco at the end of the month and asked Board members whether they would like her to meet with Kreines & Kreines re. the cell tower bylaw; Board members said they would.

Green Communities Grant: Board members discussed whether to go ahead with the grant. Leah said that the criterion that wind turbines be allowed in Town as-of-right, even in just one area of Town, goes against the local review that the Board is attempting to implement. Ginny said that the Town needs to retain local control over placement. She said she wished not to participate in the program, and made a motion not to; Leah seconded the motion. All in favor.

Hart Hardware: Susan reported on the LUPC meeting at which Jim Hart's clear-cutting of all the trees between his property and the Estrellas' was discussed. She said that M.V. Commissioners were seeking a legal opinion, because with the trees cut the conditions no longer exist under which he was granted his permits. They said they felt he now needs to present another plan addressing the clear-cutting.

Oceans Plan: There was a general discussion about the State's Oceans Plan. Jim asked Board members whether they thought the MVC should file a Friend of the Court Brief in support of the Cape Cod Commission's efforts re. the Ocean Plan wind farm; Board members said the MVC should file it. Jim noted that the County will benefit directly through royalties and jobs.

Ginny said that Woods Hole Oceanographic Institute needs to get involved – it is a world-renowned science institution. Susan said that there needs to be a key at the bottom of every page for all the acronyms used. Ginny said the Plan needs to be rewritten in clear expository English instead of its current state of obfuscation and ambiguity.

The meeting was adjourned at 8:50 p.m.

Respectfully submitted,
Simone DeSorcy, administrator

Approved 11/2/09