

W. T. PLANNING BOARD MEETING, JANUARY 25, 2010, 5:30 P.M.

PRESENT: Ginny Jones, Susan Silva, Jim Powell, Eileen Maley

ABSENT: David Douglas, Leah Smith, Eileen Maley

ALSO PRESENT FOR ALL OR PART OF THE MEETING: Mitch Pennington, Simone DeSorcy

NEW BUSINESS

Doug Hoehn and Mitch Pennington for Richmond, Possible Form A: Doug Hoehn said that this subdivision on Old County Road predates zoning, and that the lots have merged. He presented a concept plan showing 4 lots utilizing the Rear Lots exception in the bylaw, Section 4.3-3C. This would require a new curb cut. Ginny said one shared driveway would be preferable. Susan noted it's a busy stretch with Elias Lane, the Red Barn gallery, and Scotchman's Bridge Lane all right there. She said she would not be in favor of a driveway right across from Scotchman's Lane. Jim agreed. Mitch Pennington suggested a curb cut between lots 7 and 26. Susan said the Board would need to do a site visit; all agreed.

Doug Hoehn for Anna Edey, Possible Form A: Doug showed the recently-approved Form A plan for Robyn Hyde; Anna Edey's property is Lot 1 on that plan. He asked whether Solviva Road could be used for frontage for one more lot to be drawn around an existing dwelling. Ginny said at some point Anna Edey will need to do an affordable lot. She said the Board would need to look at the road, and we need to know that the road pre-existed zoning.

Doug Hoehn for Nelson/Littlefield, Form A: Doug showed a plan containing changes to lot lines. He said it created a small lot with an apple orchard on it which would be conveyed to Ann Nelson as an unbuildable lot. It also contains a division of Lot 4 into Lot 4A (a buildable lot) and 4B (an unbuildable lot). Lot 4B would be conveyed to Ann Nelson (Map 25, Lot 4.1). He said that the road association for the development had been formalized and recorded. Ginny said Jon Nelson would have to provide an affordable lot if he wants to subdivide any more. Doug said he can't because there are too many wetlands. Susan said the field is near and dear to the heart of the Town, and is not permanently protected. Ginny made a motion to endorse and sign the plan; all in favor.

Big Sky Tent Rental: Simone reported that Big Sky Tent Rental was interested in purchasing one of Peter Williams' one-acre lots in the LI District and building a large storage building there. It would require a special permit from the ZBA. Ginny asked whether dishes would be washed at the site.

Town Report: Board members reviewed the Report of the Planning Board and directed Simone to forward it to the Selectmen.

Chairmanship: Ginny said that although David is an excellent chair, with his wintering in Florida and Leah back and forth to Philadelphia, getting a quorum has become

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unwieldy. She said we need to revisit the chairmanship. Susan nominated Ginny; all in favor.

The meeting was adjourned at 6:55 p.m.

Respectfully submitted,
Simone DeSorcy, administrator