

W. T. PLANNING BOARD MEETING, SEPTEMBER 13, 2010, 5:30 P.M.

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

ALSO PRESENT FOR ALL OR PART OF THE MEETING: Tyler Studds, Doug Hoehn, George Sourati, Colin White, John Johansen, John Keene, Eban Armour, Everett Whiting, Simone DeSorcy

CORRESPONDENC

In: ZBA to Building Inspector re. New Lane yarn shop.

Out: Police Dept. re. new E-911 Addresses

OLD BUSINESS

Site Plan Review, SV Vineyard LLC, Daniel Ziff, M6 L6: George Sourati presented a set of plans showing the square footage of the three levels. The house contains 9,276 sq. ft. of conditioned space, with a footprint of 5,652 sq. ft. He said there was no change to the plans that were presented at the last meeting, he had just reworked the numbers. Ginny said the house now has 10,000 square feet less than what the Board was originally told; this is a significant change. Ginny said she felt the screen porch should be considered to be part of the house, as eventually it will probably be enclosed. George Sourati noted that the house is not sited at the top of the hill, but set into the hill and thus will not be very visible from the Vineyard Sound. The owner wants it hidden. Ginny asked what the current rate of erosion is. George said it is vegetated and very stable.

Ginny cautioned that all involved in the project be very sensitive to neighbors along the road as there have been road and traffic issues. Susan said the large construction project on Obed Daggett Road worked because only one truck was allowed on the road at any given time. She said that the Town has litigation on this road. People are tired of all the construction traffic over the decades. Jim said that the enforcement of noise issues is importation. Ginny said that in spite of our best efforts, there is no road association on this road. Susan asked how long it would take to construct. Colin White said two years. Ginny said it is important to use indigenous plants in order to preserve the island; Susan said they survive better. George Sourati said the client wants to make the landscaping look like it was always there.

The Board discussed referring it to the MVC. Jim said he felt the design blends into the contours of the land. David said they had made a major effort to fit it into the landscape, and that he never thought it belonged at the MVC. Bea said she thought the location was appropriate. Leah made a motion to approve the site plan; all in favor.

APRs: Ginny said that she had discussed APRs with Land Bank Director James Lengyel. The Land Bank does not do APRs through the state. The Land Bank is a quasi-state agency, and it is cumbersome to go through the state approval process. Ginny noted that it is possible that APRs expire in 30 years. This is being clarified. There are also assessment issues related to this.

NEW BUSINESS

Tyler Studds, Vineyard Energy Project: Tyler Studds said that his group is introducing the concept of coordinating viable locations for off-shore locations for wind power cooperatives. Residents could buy into it for discounted energy. He said that on-shore locations would not be viable for the scale they're looking to reach. The goal is to find the most acceptable location. Ginny asked whether they were looking into wave technology as well; he said they are looking into anything that makes sense. Ginny said any scientific information they had would be most welcomed. Tyler said that they are putting substantial information on their website. Jim asked whether the turbines would be in pods off shore. Tyler said State waters would probably be available. They have not yet looked into array or design. He said they would be up to 660 feet. Ginny suggested synthesizing the findings for logical comparison. Tyler said he would be back at a future meeting when more details are known.

Doug Hoehn for Alton, M3 L73.2: Simone stated that her father and her brother owned abutting properties. Doug Hoehn said he would like to have a preliminary discussion with the Board re. Lot 3 on the plan that was created via Form C. The access to this lot is via right-of-way over the neighboring Biggs lot. There is now a garage and dwelling in the right-of-way. There are lots of wetlands in the area. The Altons approached the Makoniky association to see if they could access the lot via Norton Farm Road; the association was unable to accommodate them. After some research they found another deeded right-of-way over a dryer portion of the Biggs property. The Conservation Commission has approved this. Now the Planning Board will have to hold a public hearing to amend some of the conditions of approval of the original subdivision to accommodate the new access. Simone and Doug will work on the language.

The meeting was adjourned at 7:15 p.m.

Respectfully submitted,
Simone DeSorcy, administrator

Approved 10/4/10