

W. T. PLANNING BOARD MEETING, MAY 3, 2010, 5:30 P.M.

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

ALSO PRESENT FOR ALL OR PART OF THE MEETING: Christian Strom, Samantha Look, John Hartzband, Rob McCarron, Glenn Provost, Simone DeSorcy

MINUTES

Minutes of the March 8, 2010 and March 29, 2010 meetings were approved as written.

OLD BUSINESS

Look/Strom Affordable Lots: Samantha Look said that she and her family want to meet their affordable housing requirement off site instead of on their own property, as they previously offered, in order to keep their own property intact. Attorney Rob McCarron, representing them, stated that this would preserve the farmland and pond. He said he realized that off-site affordable lots are not the Board's policy, but this site is unique. He said it might seem that this is yet another "plan du jour" but Look/Strom will now be doing a master plan on their property prohibiting any more subdivision. There should not be any more incremental changes to the property. He said that if the Board thinks this plan has merit they will come back with a plan protecting the entire 18-21 acres as the sale of the farm house is on hold.

Ginny reminded Strom/Look that on February 8, 2010 they had proposed the on-site affordable lot and \$40,000 cash themselves in order to get the Board to sign the Form A. Rob McCarron said they had spoken to Doug Hoehn about purchasing his 3-acre lot that has a special permit to build two affordable lots and one market-rate lot; this special permit will expire in July. There was a discussion that these two lots are already approved; if Look/Strom buys them to meet their affordable housing responsibilities there will be no net increase in affordable lots. It was also discussed that a special permit can easily be extended.

Susan said she would be willing to consider off-site lots in order to have less septic systems on the Look land. Rob McCarron said that Strom/Look will be building their own house on the property. Ginny said that the one subdivision that was allowed to provide its affordable lot off-site was due to lack of available wells. Leah said she was not opposed to off-site lots, but it has to be a net increase. Jim said that environmental issues trump all else. Ginny said that if this plan goes forward, the lots need to be provided soon. We need to move forward. Leah agreed.

Ginny said Strom/Look need to discuss all of this with the Affordable Housing Committee too. Leah said the Board couldn't vote until it has all of the specifics. Ginny said it needs to be in writing. Jim made a motion to consider the concept of accepting a change in the current offer/agreement to two off-site affordable lots; all in favor.

Ginny asked whether there was a road association and whether all the people living on the road were members; Samantha Look said the road receives regular maintenance. Susan said it should be more formalized. Ginny said it needs to be a written agreement.

Christian Strom said they would be coming back quickly with the next step. Ginny said it would probably need to be referred to the MVC; Rob McCarron agreed.

NEW BUSINESS

Glenn Provost for Philip Spalding, Possible Form A: Glenn Provost presented a preliminary concept that would divide Philip Spalding's 35-acre lot into four lots via Form A. There would be a covenant against further subdivision; this would prevent a required MVC referral. This plan would create two new building lots (two of the new lots would contain existing dwellings). Leah asked whether the covenant would expire after 20 or 30 years. Glenn Provost said he thinks the Town can renew it if it is part of the agreement. He said he would do some research. Ginny wondered whether this would trigger a fire hydrant requirement; Glenn Provost said he didn't think so as this would be a Form A, and the Board cannot condition it. Ginny asked whether there is a tar apron on this subdivision road. Glenn said it had some paved apron. Leah said that perhaps it should be increased to accommodate more houses. David said it's a decent access onto Tiah's Cove Road.

Committee Appointments: Jim said he had retired from the MVC in order to focus more on the Planning Board and Affordable Housing Committee. Leah was reappointed to the Capital Improvements Committee, Jim to the AHC, Susan to the Land Bank Advisory Committee, David as the Finance Committee liaison, and Ginny to the Community Preservation Committee.

Hart Hardware: Susan directed Simone to find out when Jim Hart would next be at the MVC, as it is important that a Board member attend.

CPC: Ginny noted that the Committee is looking for open space proposals. She said she didn't know what would happen to the rental assistance program.

The meeting was adjourned at 6:45 p.m.

Respectfully submitted,
Simone DeSorcy, administrator