

W. T. PLANNING BOARD MEETING, NOVEMBER 19, 2007, 7:30 P.M.

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

ABSENT: Mark Yale

ALSO PRESENT FOR ALL OR PART OF THE MEETING: Peter Williams, Brian Smith, Tim Clark, Geoff Thors, Glenn Provost, Samantha Look, Reid Silva, Simone DeSorcy

CORRESPONDENCE

In: MVC re. Island Plan

Out: Ellen Kaplan re. Bennett Form A;
Vineyard Meadow Farms re. access;
Building Inspector re. Canha Residence;
Glenn Provost re. Murphy Driveway Permit

NEW BUSINESS

Vacation Roll-over: Simone requested that the Board allow her to roll over her unused vacation time at her early December anniversary date. Ginny made a motion to allow the roll over; all in favor.

OLD BUSINESS

Peter Williams, Fulton K&E LLC, 90 Dr. Fisher Road, Map 21 Lot 12, LI District:

Peter Williams said that Allied Waste and Tim Clark's landscaping business had no place to locate on the Island, so he is meeting the needs of the community by allowing them to store their equipment on his property in the Light Industrial district. He showed a plan of a portion of the lot, south of that owned by Bizzarro Disposal, marked with 3 small areas ("A", "B" and "C"). He wants to lease space A to Allied Waste and space B to Tim Clark. He distributed a list of proposed uses/rules for the property. He noted that he did not want to come back to the Board for permission each time a tenant changed.

Ginny noted that the proposed uses require Site Plan approval by the Planning Board; the current storage of dumpsters by Allied Waste is illegal without Planning Board approval. She said that the Board of Health regulations apply to this property as well (storage of fuel, fertilizer etc.). She said that the Town needs to look at the property as a whole, not on a piece-by-piece basis. She said the applicant cannot ask for blanket permission for all portions of the lot without stating the exact proposal. Leah agreed. Ginny said the proposal might need to be referred to the M.V. Commission. There was a general discussion that the proposal, at this point, is incomplete.

Susan noted that when Mr. Bizzarro applied for his heavy equipment storage use, the main issue was the condition of the road. He brought the road up to Town standards. With more truck traffic as well as resident traffic, the road could become an issue again. She noted that screening the property would be a must. Peter Williams asked whether they would need to screen the property line shared with Keene's industrial use; Susan said she did not think so.

Leah reminded that the LI district abuts a residential neighborhood. She said that we live in a small town and need to work with neighbors. She said she would like to know what Tim Clark was specifically proposing for Lot B. Tim Clark said it was to store some landscaping/lawn-care equipment. There was a discussion that the Bizzarro lot was very specifically conditioned and the Allied Waste proposal was very specific. She said she would be more comfortable with a more specific proposal of the use for Lot B (what would be stored, etc.). Ginny said it is impossible for the Board to render an intelligent decision if it doesn't know what is being proposed. Leah said she felt whatever was approved on the lot would be limited by the existing road.

Susan said she liked the concept, and would consider allowing the uses on a trial basis. If successful, and the businesses desired to change/expand, the Planning Board would need to be involved.

David said the Board needs to consider that Mr. Williams doesn't want to return to the Board each time a tenant changes. He said the Board had never dealt with a proposal to lease out portions of industrial lots to different uses. It is a creative way of looking at a small parcel of land. He said he felt these were the right types of uses for the LI district, but the Board needs to look into the zoning aspect of leasing small portions of lots. David said that it is important to know exactly what is being stored.

Types of screening were further discussed (gates, fences, evergreens).

Peter Williams said he would provide a dated, signed proposal listing initial uses and tenants. He said he wants to continue clearing trees and stumps on Lot C.

Glenn Provost and Reid Silva for Fischer, Flat Point Farm: Susan said that she would abstain because she is an abutter. Glenn Provost said that he was working with the Fischer family to decide on next steps for dividing the estate. He showed a proposed plan with 1.5 – 2 acre lots (6 new lots, and 3 lots around existing structures. Two additional lots could be created around existing structures). This would be an open space development. Leah said that to qualify as an open space development, there must be enough dedicated open space. Glenn Provost said he would need to calculate this.

Glenn said all of this would need to go to the M.V. Commission. Currently, he needs the Board to address whether the access road would be adequate for this density under a Form A plan.

Leah asked whether clustering the lots away from the fields was considered; she said she was interested in clustering to avoid impacts on the pond and abutters. Glenn Provost said a new road would need to be created to access such a cluster, and that the family didn't want to jam all of the new development against an abutter. Ginny said she would prefer to see the lots clustered, without taking away any farmland. Glenn Provost said the main issue at the moment was more the number of lots, not the location.

Samantha Look said that her family is concerned about the road. She said that the proposed Fischer lots look down on her family's property. She said the road is already too heavily traveled. Susan noted that former road resident Leonard Athearn had also complained when Samantha Look was using the road as an access to her stable/riding school business.

Glenn Provost said he needed a feeling from the Board as to whether the existing road is adequate before going forward. The project will need MVC review whether it's a Form A or Form C. Leah said a site visit was necessary.

Leah said she would like to see a map showing the 61-A maps; Glenn said he would show that on a photo.

The meeting was adjourned at 9:45 p.m.

Respectfully submitted,
Simone DeSorcy, assistant

Approved 12/03/07