

W. T. PLANNING BOARD MEETING, NOVEMBER 3, 2008, 7:30 P.M.

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

ALSO PRESENT FOR ALL OR PART OF THE MEETING: Harris Krinsky, Michael Jampel, Andrew Woodruff, Doug Hoehn, Simone DeSorcy

MINUTES

Minutes of the 9/8/08, 9/22/08, 10/06/08, 10/14/08, and 10/20/08 meetings were approved as written.

CORRESPONDENCE

In: Martha Sullivan re. Patton application;
Ashley Hunter re. Byways Committee;
Ron Rappaport re. Special Ways Regulations;
Harris Krinsky re. Special Ways Regulations

NEW BUSINESS

Harris Krinsky: Discussion re. Special Ways Regulations: Harris Krinsky discussed the letter he sent to the Planning Board and Selectmen re. the designation of Stoney Hill Path and Checamo Path as Special Ways. He owns 3 small, narrow Land Courted lots along Checamo Path, and the 20-foot buffer in the Special Ways regulations could make them unbuildable. He would like to talk about adjusting the regulations to ameliorate the effect on his and other small lots. Board members read from a letter from counsel Ron Rappaport, stating that the regulations contain a special permit process whereby property owners can apply for relief from the regulations if the lot would become unbuildable, a safety valve of sorts. Harris Krinsky said that he understands that this is a safety valve, but that does not provide a lot of comfort.

There was a lengthy discussion that State and Town health regulations requiring 10,000 sq. ft. of buildable land per bedroom, and septic and well separation requirements could potentially be more limiting to building on the small lots than the Special Ways regulations. David said that perhaps the lots would be more valuable if merged with adjacent lots.

Doug Hoehn, Andrew Woodruff, Discussion re. Open Space Plan: Andrew Woodruff said that he owns an 8.2 acre lot on Old County Road and needs to squeeze some equity out of it. He is also co-owner of an adjacent 1.9 acre piece. The 10-year covenant against subdividing is almost up. He wants to do something creative using the Open Space bylaw. His goal is to have as much farmland as possible with some house lots. He asked whether the 60% open space set aside could include agriculture buildings. David said no, it would have to be working farmland with no buildings on it; Leah agreed, noting that he would have to permanently preserve 4.8 acres of open space on the 8.2 acre parcel.

Leah asked how much of the lot was cultivated; Andrew Woodruff said three acres. He said he is currently cleaning up his property. Anything that is currently farmed will not

be built on. He would seek density bonuses for affordable houses for farmers. Doug Hoehn said he did not know how many units Andrew Woodruff wanted, but with the bonuses available it looked like he could do 4.5 permanently restricted units on the 8.2 acres.

David read the bonuses allowed in Section 5.2-3 C. and D, saying he didn't feel they could be added together; Doug Hoehn said this could be double counting. David said there was no question that this would need to be a Form C subdivision, and that the State would require at least 5 acres to be preserved to qualify as farmland. Doug Hoehn agreed that it would need to be a Form C for frontage and other issues. Section 4.4-6, the affordable housing requirement for Form C subdivisions was discussed, and that there would need to be some form of affordable housing component. Susan asked how many housing units he wanted; Andrew Woodruff said more than 3.

Doug Hoehn pointed out that Section 5.5 states that the preserved open space does not have to be on a separate parcel; Andrew Woodruff said he would have a building envelope. He said his intent is to restrict 60% of the farmland in perpetuity with an affordable house made available for the farmer, and protected if the property gets sold. David said that personally, he would create a separate house lot; Andrew Woodruff can choose the qualified recipient. Ginny said that the affordable lots have to be conveyed before or at the same time as any market rate lots. David said that the affordable houses can also be rentals.

David read the definition of open space: "An area of land not developed with structures." He said the benefits of open space are negated by including agriculture structures.

Ginny said that this proposal needs more thought and research.

OLD BUSINESS

Michael Jampel, Revised Stoney Hill Road Development: Michael Jampel said that his proposed multi-family housing project on Stoney Hill Road was denied primarily because the lot was not 3 acres, and because of the amount of traffic on Stoney Hill Road. Ginny said also because it is far from schools, public transit, and services. Susan said also because of its close proximity to other existing houses in this predominantly 3-acre parcel neighborhood, and along a dusty road. She reminded that these special permits are granted solely at the Board's discretion, and the Board found that this lot was not ideal for the proposal. She said the special permit granted to Mr. Jampel for a similar proposal off Edgartown Road was because it was much better suited because it is near public services, and is a nice mix/balance.

Leah said that this proposal was unsuitable on a number of different levels. Michael Jampel said that traffic on the road was greatly reduced with the closing of Chicama Vineyards, and because CSA has now blocked off their spur connection to Stoney Hill Road. Leah disagreed, saying that CSA is still using the road and had actually improved

it, and that Chicama Vineyards had not been operating that much in the past few years to generate much of a traffic impact.

Michael Jampel said that his revised proposal would include bringing the lot up to 3 acres, and it would be on a road with reduced traffic. The same placement of houses would apply. He said a lot of dead oaks on the property would need to be taken down, thus removing some existing screening. He discussed building a road over the lot to access his adjacent Map 10, Lot 196. David said any proposal requiring building a new road would be a Form C subdivision. Michael Jampel said he could make a pork chop connection off Stoney Hill Road via Form A. There was a discussion about reconfiguring lots.

Ginny said that affordable housing needs to make sense from many different aspects; this is a poor location for many different reasons. Michael Jampel said that Co-Housing would be coming back to the Town to apply for more houses for their workers. David said that Michael Jampel had some very angry neighbors the last time this project was proposed; there needs to be a change to the project so that they won't be as unhappy if he wants to bring it back.

Byways Appointment: David read a letter from Ashley Hunter requesting to be appointed to the Byways Committee. Ginny made a motion to do so: all in favor.

Wind Turbines: Board members directed Simone to schedule a public hearing to amend the zoning bylaw to regulate wind turbines. David noted that wind turbines could be referred to the MVC. Ginny said that noisy generators and other outdoor equipment also need to be regulated.

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

Respectfully submitted,
Simone DeSorcy, administrator

Approved 11/10/08