

W. T. PLANNING BOARD MEETING, NOVEMBER 10, 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: Simone DeSorcy

MINUTES

Minutes of the 11/03/08 meeting were approved as written.

CORRESPONDENCE

In: Nikki Patton re. decision extension

OLD BUSINESS

Patton Special Permit: Ginny made a motion to continue the public hearing until the Board receives and reviews a satisfactory report from the botanist and a response from Natural Heritage; all in favor.

DAS: At Richard Knabel's request, the ZBA contacted attorney Mark Bobrowski and consultant David Maxson to ask whether the existing cell tower bylaw allows for a DAS system to be built. Board members reviewed their responses, and directed Simone to draft a letter to Richard Knabel stating that they are not able to make the technical call as to whether DAS is covered, but that they stood ready to advertise and hold the required public hearings should the experts determine that a zoning bylaw change is necessary to accommodate the new technology.

Wind Turbines: Susan reported that she and Simone attended a Chilmark Planning Board meeting to discuss regulating wind turbines. Wind technology experts attended.

250 State Road Affordable Housing: Ginny said there had been an article in the M.V. Times and a letter to the editor re. the Housing Trust's proposal to allow businesses to donate \$50,000 to the Trust in exchange for being able to select a recipient. She said this sets a dangerous precedent, lends an unpleasant tone, and doesn't have the transparency that the lottery system has. She said the project has applied to the CPC for another \$200,000 (in addition to the \$400,000 received last year) to subsidize some of the units to be more affordable. Susan said that in these extraordinary economic times it's okay to let this go. Ginny said it's good that they are attempting to lower the price for people earning less than 140% of median income, but the process needs to be transparent.

David noted that housing prices have come down to a point where people qualifying for these units can also qualify for a mortgage. Some of the houses might not be in as good shape, but the purchaser can fix them up and own them outright with no resale restrictions. Selling a home may be the only retirement benefit some people will have.

NEW BUSINESS

Budget: Board members reviewed the budget worksheet for FY2010 and directed Simone to add a line item for legal services, and to reduce the requested amount from the previous year in an effort to cut the budget.

Martha's Vineyard Savings Bank: Board members reviewed the plans for the proposed new building, noting that it had no door at the street side, as required within the design guidelines in the zoning bylaw. Board members directed Simone to draft a letter to the ZBA asking them to address this issue.

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,
Simone DeSorcy, administrator

Approved 11/17/08