

**W. T. PLANNING BOARD MEETING, JANUARY 7, 2008, 7:30 P.M.**

**PRESENT:** David Douglas, Ginny Jones, Susan Silva, Leah Smith

**ABSENT:** Mark Yale, Erik Hammarlund

**ALSO PRESENT FOR ALL OR PART OF THE MEETING:** Christian Strom, Carly Look, Ann Bassett, Nina Meyer, Cynthia Aguilar, Harriet Bernstein, Simone DeSorcy

**MINUTES**

Minutes of the 11/13/07 meeting were approved as written.

Minutes of the 12/10/07 meeting were approved as written.

**CORRESPONDENCE**

**In:** Coogan Law Office re. Priester's Pond Subdivision;  
Ron Rappaport re. Bransford decision;  
Sewage Inspection Form, Peter Williams' property;  
Peter Williams re. 90 Dr. Fisher Road;  
Executive Secretary re. Town Report;  
Finance Committee re. Budget Review

**Out:** Budget FY09

**NEW BUSINESS**

**Byways Committee:** Committee Chairman Ann Bassett and other members attended the meeting to update the Board on their progress. She said they have been walking different trails every month, and that MVC staff Bill Veno is a tremendous help. She said they are focusing on the trails whose future is critical because of proposed development. David directed Simone to provide the Committee with a copy of the Trustees' of Reservation publication on ANRs/ancient ways. It was discussed that the Board had drafted a mission statement for the Committee's review and comment.

Ann Bassett said that the Committee is recreating a map of ancient ways in Town, and will also bring forward to ATM identified trails to be protected as Special Ways. Susan said that public rights are the main issue. David said that public use is very complex to prove, as evidenced in a current law suit the Town and Land Bank are involved in.

Ginny noted that it would be helpful for the Committee to liaise with the Paths Beside the Roads Committee. Ann Bassett said that Rez Williams is a member of both committees, proving to be beneficial. Susan noted that several approved subdivisions in Town have dormant easements over them, meaning that the trails are not active until other trails are created to connect with them. Ginny said it would be helpful to look at the Land Bank's trail system and decide what other trails in Town could provide further connections.

Cynthia Aguilar asked whether Special Way proposals should be presented separately at ATM. David said he thought they should be presented one at a time. Leah said they should at least appear as separate warrant articles. There was a discussion that televised public hearings were important to educate the public about the proposals. Leah noted that liability is a concern to abutters.

Committee members asked whether Pine Hill Path was being opened up for vehicular use. Susan said that it is the legal access to several lots fronting it. Some residents of Halcyon Way subdivision, however, use it illegally to cut through to State Road. There is no formal plan to open up Pine Hill Path to more vehicular use.

**Priester's Pond Subdivision, Change in Road Name:** David read a letter from the Coogan law office stating that the potential new owner of the entire subdivision would like to change the road name from "Princess Meadows Road" to either "Still Point Meadows Road" or "The Meadows Road." Board member accepted the first choice, "Still Point Meadows Road" as it does not sound like any existing road names in Town. They rejected "The Meadows Road" as emergency responders could too easily confuse it with "Vineyard Meadows Road."

**Ottiano Residence, 83 Skiff's Lane, Site Plan Review:** Board members reviewed the plans and unanimously approved this single-family residence over 3,000 sq. ft., noting that it is on a flat, small lot, thus there is little choice for siting the house. Board members requested that the Building Inspector check to see whether the proposed exterior staircase protrudes into the 50-foot setback.

#### **OLD BUSINESS**

**A.M. Fischer Trust, Possible Form A:** Glenn Provost, agent for the Fischer family, called to request that the Board make a ruling as to whether the existing Road to Great Neck was adequate for the Form A Open Space Development discussed previously at the 11/19/07 Board meeting. Board members walked the road with Glenn Provost in early December.

Susan recused herself as she is an abutter.

David wondered whether an Open Space Development, with 1.5- to 2-acre house lots, could be created via Form A. Ginny said she did not think the existing road is adequate to serve the proposed Form A. Leah said that given the number of lots proposed, she is uncomfortable with the Form A. She noted the plan proposed 6 additional housing lots, with potentially 3 more lots created around existing buildings. David said given the size of the proposal, the Form C process would allow more input and requirements. He said the existing houses would require 3-acre lots unless done as an open space plan. He said there are plenty of passing places on the road, but he's not in favor of a 9-lot division on the road as it is.

Carly Look, abutter, said that the road gets to be dangerous, especially between the Athearn driveway and her daughter's driveway. People drive too fast. Christian Strom, abutter, said now that he lives on the road he realizes how much traffic there is and is concerned. He said he was concerned to learn about the amount of potential development of the Fischer property. Ginny suggested communicating with his neighbors.

David said he predicted that the 12-acre lot currently on the market will create more traffic than the other proposed 9 combined.

Christian Strom said that a question remains whether the Fischers have the right to subdivide and sell new owners the right to use the road that bisects his property.

David and Leah both said this application needs to be a Form C. Ginny said that anything proposed on the property has to go to the MVC as it is already considered a Development of Regional Impact (DRI).

Christian Strom said it is amazing how much traffic is generated by the Fischer farm. He said that when sending out bills for road maintenance, there were 8 different renters on the Fischer property.

Ginny made a motion to require a Form C application for the plan as proposed, noting that the Fischers have the right to create lots around the existing structures. Leah seconded the motion. Leah said that the road needs improvement, even for minimal development. Ginny agreed, and wondered whether the Pond makes the road wet when it is high. David said it wouldn't flood the road under normal circumstances. The motion passed, with Susan abstaining. Leah urged the Looks to communicate with the Fischers.

**Permit Streamlining:** Simone reported that while meeting with MVC staff member Ed O'Connell, he mentioned that the MVC could provide assistance with the Economic Development and other sections of the Master Plan with State funding they are receiving for the permit streamlining effort. Board members agreed to pursue this.

**Town Hall Renovation:** Ginny gave an update on the Renovation Committee's progress.

The meeting was adjourned at 9:40 p.m.

Respectfully submitted,  
Simone DeSorcy, assistant

**Approved 1/14/08**