

W. T. PLANNING BOARD MEETING, JANUARY 14, 2008, 7:30 P.M.

PRESENT: David Douglas, Ginny Jones, Susan Silva, Leah Smith, Mark Yale

ABSENT: Erik Hammarlund

ALSO PRESENT FOR ALL OR PART OF THE MEETING: Glenn Provost, Reid Silva, Doug Hoehn, Simone DeSorcy

MINUTES

Minutes of the 01/07/08 meeting were approved as written.

CORRESPONDENCE

In: MVC re. Roads DCPC public hearing.

Out: John Powers re. Rutkiewicz Subdivision;
Geoghan Coogan re. Princess Meadows Road;
Ernie Mendenhall re. Ottiano residence;
Personnel Board re. vacation rollover

NEW BUSINESS

Doug Hoehn, M38 L8, Open/Wooded Determination: Doug Hoehn explained that the potential purchasers of this lot on Oyster Watcha would like a determination from the Planning Board as to whether it is an open or wooded landscape per the Coastal Zone regulations. He said that the proposed house and guesthouse are outside of the Conservation Commission's jurisdiction. He said that the elevation is approximately 15 to 16 feet, and the average tree height is about 25 feet. The Board will visit the site.

Glenn Provost and Reid Silva for Rattner/White, Site Plan Review, M6, L2: Glenn Provost presented plans for this guesthouse on a 10.88-acre lot. The guesthouse contains 3,250 sq. ft. including a 1,200 sq. ft. garage. It is 24 feet high. It is located 480 feet from the water. David wondered whether it really triggered site plan review. Susan asked what the impact would be to neighbors in terms of length of construction; Glenn Provost said the applicants want to build it as soon and quickly as possible. Mark said because it is questionable whether the size of this house triggers site plan review, he would make a motion to approve the plans as presented without a site visit. Susan seconded the motion, noting that it will impact the neighbors less due to its location. David said he felt the site continues to receive adequate oversight. The motion passed unanimously.

Chavers Residence, Site Plan Review, M30, L 2.82: Board members reviewed the plans for this single-family residence over 3,000 sq. ft. on Pond Road. Susan noted that this subdivision contained large houses. Mark made a motion to approve the plans as presented; all in favor. It was noted that the proposed pool would require a special permit from the ZBA.

The meeting was adjourned at 8:50 p.m.

Respectfully submitted,
Simone DeSorcy, assistant

Approved 01/28/08