

**W. T. PLANNING BOARD MEETING, AUGUST 25, 2008, 7:30 P.M.**

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

**ALSO PRESENT FOR ALL OR PART OF THE MEETING:** Richard Leonard, Dale Julier, Bob Wheeler, Bruce Keep, Derrill Bazy, Glenn Hearn, John Abrams, Jim Hart, Sharon Estrella, Simone DeSorcy

**CORRESPONDENCE**

**In:** Daniel Larkosh re. Bizzarro

**Out:** MVC re. Hart Hardware;

**MINUTES**

Minutes of the August 18, 2008 meeting were approved as written.

**OLD BUSINESS**

**250 State Road Continued Public Hearing:** Derrill Bazy gave an update on the project. Since the last meeting, the Conservation Restriction had been signed by the Selectmen. Re. the septic, there is still no completed engineering for the enhanced system. The Board of Health is ready to approve the conventional system after the well is located, but all involved want to pursue the enhanced system. It won't use more electricity; and for a multi-house arrangement it may prove less expensive to run than a conventional system. The design should be ready by the end of the week. He said he confirmed with John Clark that there will not be a problem finding water on the site. David said he did not anticipate any problem. Re. the driveway sub-agreement with Rob French, Derrell Bazy said they are in agreement but the document isn't signed yet. The original sales agreement states that the shared use "cannot be unreasonably withheld." The exact curve where the French driveway parts from the shared portion is still being discussed. Leah said there needs to be vegetative screening in the area between the two roads. The construction timetable was discussed; the start depends on funding, NSTAR designs and other factors, but the developers are hoping for October.

Board members reviewed the draft conditions of approval dated 08/25/08, and added an additional condition that the developer would fine-tune the screening with abutters as construction proceeds. Ginny made a motion to approve the proposal as most recently modified, with the loose ends and the conditions of approval discussed this evening; the motion passed unanimously. Susan said she was excited about the addition of the enhanced septic system.

**Continued Public Hearing, Hart Hardware:** Simone reported that when clarifying one of the MVC's conditions of approval with DRI Coordinator Paul Foley it was discovered that the plans submitted to the Town by Jim Hart were not the MVC-approved plans. Jim Hart thanked Board members for catching this error, and asked to withdraw the incorrect plans. Ginny made a motion to accept the withdrawal of the plans as previously submitted, and to readvertise a public hearing for the MVC-approved plans; all in favor.

**NEW BUSINESS**

**Town Hall Renovation:** Ginny said that while Town Hall is being renovated, the Planning Board, ZBA, and Conservation Commission would be located in the second floor of the old library; she said she felt these permitting boards, which generate a lot of visits by the public, should be located on the ground floor. Leah agreed, noting that the stairs at the old library would be difficult for some to negotiate. There was a discussion that a third trailer should be rented to accommodate these three departments. Ginny proposed writing a letter to the Selectmen asking them to consider a third trailer; Board members directed Simone to draft the letter.

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,  
Simone DeSorcy, administrator