

W. T. PLANNING BOARD MEETING, MARCH 9, 2009, 7:30 P.M.

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

ABSENT: David Douglas

ALSO PRESENT FOR ALL OR PART OF THE MEETING: Don & Betsy McDonald, Ben Hall, Michael Carroll, Marnie Edwards, Doug Hoehn, George Sourati, Simone DeSorcy

MINUTES

Minutes of the 2/09/09 meeting were approved as written.

CORRESPONDENCE

In: Affordable Housing Committee re. Jampel legal bills;
Kristine McDonald re. Jampel project;
Financial Management Team re. permits;
William Coogan re. Peter Williams LI district;
Geoghan Coogan for Melissa Manter re. Peter Williams LI District;
ZBA re. Breese veterinarian office;
Zoning Inspector re. Breese veterinary clinic;
Constance Breese re. veterinary clinic;
Historic District Commission re. Breese veterinary clinic

Out: MVC re. Peter Williams LI District

NEW BUSINESS

Doug Hoehn for Ancient Way Trust M37 L52 & 53, Discussion re. Open Space

Subdivision: Doug Hoehn presented a schematic plan showing an open space subdivision on two contiguous parcels totaling 36 acres. The plan shows 14 house lots, including three one-acre affordable lots. The access is via Rustling Oaks Road, via Coffins Field Road. Three parties own the land: the Hall family, Don and Betsy McDonald, and Michael Carroll and Marnie Edwards.

Ginny said that Rustling Oaks developer George Rogers previously said that his development would be the only one utilizing Rustling Oaks Road. She said that at the time there was much contention with the Coffins Field residents that Rustling Oaks people would be using their road.

Doug Hoehn said that this would need to be reviewed by the MVC. The three affordable housing lots qualified the project for a density bonus. He said he thinks the open space can run throughout the lots, as shown, as long as 60% of the property is protected as open space, per the bylaw. Susan asked if there were frost bottoms. Doug Hoehn said there are fields and woods with some valleys. Ginny asked how the open space would be permanently protected. Ben Hall said through a restrictive covenant. Susan said she would be looking for something that doesn't run out in 30 years. She asked whether the plan included guesthouses. Ben Hall said he would like to reserve that right on the 4.5-acre lots. Doug Hoehn said there were no wetlands on the site. The density bonuses, at the Board's discretion, would allow up to 18 units.

Leah said the open space would be more effective if the houses were clustered more closely. It would be more attractive ecologically and from a conservation restriction standpoint. Doug said that the houses have to be on separate lots in order to divide them among the parties of interest.

Ben Hall said the field has been in agricultural use for decades, and the owners would like to see this continue. He asked if it would still be considered open space if a barn were built on it. Leah said that's possible.

Doug Hoehn asked whether the affordable lots count toward the total number of lots; Ginny said absolutely.

Susan asked that the developers please look at the topography before randomly chopping up the property into lots. Ben Hall said the plan retains the unique character of the pastoral field. Don McDonald said nobody wants to do anything to harm the field.

Leah said she appreciated this preliminary discussion.

Public Hearing: Buckley Access Separation Reduction Special Permit, M34 L7:

Susan read the hearing notice and opened the public hearing. George Sourati presented a plan to cut a new driveway onto this lot at 1195 State Road. It is within 1,000 feet of two other driveways on other lots. He had staked the proposed location and Board members viewed it on their own. He said the lot had been in separate ownership since 1916; his client bought it one year ago. Eileen asked where the current access is; George Sourati said there isn't one, the lot is vacant. Leah said the lot has the right to an access. Ginny made a motion to approve the application as presented; all in favor.

Public Hearing: Zoning Bylaw Amendment, Affordable Housing Needs Covenant:

Susan read the hearing notice and opened the public hearing. It was noted that this language was drafted by Ron Rappaport's office. At first he thought this should be a general Town bylaw, but after consideration, decided it belonged in the Zoning Bylaw. One comment letter was received from Chuck Hodgkinson. He said the amendment makes sense, but suggests that the covenant and deed rider that is developed by the Affordable Housing Committee should require final approval by the Board of Selectmen, as they should have the authority over how Town assets are used or restricted. There was no other public comment. The Board closed the public hearing, and directed Simone to ask Ron Rappaport whether Chuck's suggestion should be incorporated into the Zoning Bylaw amendment, or whether it should be handled another way. Ginny made a motion to recommend to the Selectmen that this amendment be adopted at Town Meeting.

Tisbury Great Pond: Eileen wondered whether the Board should consider rezoning the area that feeds into the Great Pond. She said the area and Pond are very fragile, and it is painful to see the impacts. The Board directed Simone to get copies of the latest maps showing the direction of water flows around the Pond.

Dubin Single Family Residence, Site Plan Review, M1 L33: Board members reviewed plans for this proposed house over 3,000 sq. ft. They directed Simone to ask the applicant to stake the corners of the house and show the highest part of the ridge.

OLD BUSINESS

Peter William, LI District: Susan reported on the MVC's public hearing. There was a discussion that the Board set a precedent re. what it will allow on a one-acre site with the Bizzarro proposal.

Jampel, Multi-Family Housing: Board members voted to sign the letter to the Affordable Housing Committee saying that they would be satisfied with a deed restriction restricting resale to persons earning up to 140% of area median income with the maximum duration currently permitted by law provided that the owner of the property was obligated to amend the deed restriction in the event that the Town adopts the proposed bylaw implementing Chapter 445 of the Acts of 2004.

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

Respectfully submitted,
Simone DeSorcy, administrator

Approved 3/16/09