

W. T. PLANNING BOARD MEETING, JUNE 29, 2009, 7:30 P.M.

PRESENT: David Douglas, Ginny Jones, Susan Silva, Jim Powell, Leah Smith, Eileen Maley

ALSO PRESENT FOR ALL OR PART OF THE MEETING: Cheryl Stark, Martha Sullivan, Maria Moody, William Coogan, Niki Patton, Diana Douglas, David Thompson Jason Napior, Simone DeSorcy

CORRESPONDENCE

In: Byways Committee re. Shubael Weeks Road

OLD BUSINESS

Patton Special Permit Continued Public Hearing: Susan opened the continued public hearing. Leah asked whether Natural Heritage had approved the amended plans. Niki Patton said they had, and read and distributed the letter from them.

Leah said that after visiting the site she found Alternative Plan #1 preferable, as it better protects Old Holmes Hole Road. She said the slope is not a major access issue, and either alternative would have to deal with the slope. Jim Feiner agreed, noting that Plan #1 affords better lines of sight.

Cheryl Stark asked whether the Board would address the impact on Dr. Fisher Road, noting the lack of turnouts; she said there is only one. Diana Douglas said it is on her property. Susan said the Board is addressing the adequacy of the road for the proposal. There was a discussion re. turnouts. Leah said the road is fairly straight so you can see people coming. Cheryl Stark said that in the summer when all the cottages are full and many kids are here, the lack of turnouts presents a problem. There is a lot of traffic, and a lot of backing up takes place. There are also horses and buggies and bikes on the road. There will be a lot of traffic related to this project; it doesn't make sense for this lot. The road is sunken down and cannot be widened, and cars can't pull off. Diana Douglas said she will be most affected by the project, as hers is the first house along the road. She said speed bumps are needed. Martha Sullivan said that the alternatives avoid the frost bottom, but won't the pre-fab houses require a lot of cutting, especially for making the 180-degree turn onto the property?

Niki Patton said she spoke with the modular builder who said he can do this project with panels, meaning less traffic. She said if they need to widen the road they'll have to restore it. Jim Feiner said that over the last four years the residents of Dr. Fisher Road could have been more proactive re. long term development and impacts on the road. Change is hard, but he and Niki Patton are creating assets for the Town; there is no self-interest.

Ginny said that a road association would be a condition of approval. There was a lengthy discussion about road associations. Martha Sullivan asked if the road would still be considered an historic way. Ginny said it was still a DCPC, but the only protection that provides is that it will stay open. Martha Sullivan said she was concerned about building affordable housing along an historic way. Susan said that people who own land have the

right to build on it. David clarified that road associations are primarily for maintenance, not for preventing cutting.

Ginny made a motion to approve the Special Permit for Alternative Plan 1, including conditions to require creation of a road association; screening with native species between the houses and Old Holmes Hole Road; and a dormant bicycle easement along Dr. Fisher Road. Eileen seconded the motion. Ginny said the bike easement would be dormant until a future time that all sections of the road could be tied together.

Diana Douglas said that trees should be planted in the cleared areas. Ginny said that the cleared areas are exactly the amount that Natural Heritage allows; she urged that when the developers are clearing that they carefully delineate the areas. Niki Patton said this was required in the April 23, 2009 letter from Natural Heritage. Niki Patton spoke against providing screening. Diana Douglas said that if one of the selling points of this development is that people want to feel like they're living on the Vineyard, an important part of this is historical roadways and respecting your neighbors. The development should not impede, but preserve what's already there; screening is an important part of this.

Leah said there should be additional, denser planting on the south end of the lot where the allowed clearing is close to Old Holmes Hole Road. Susan made an amendment to Ginny's motion to require an additional 10 feet of native species planted on the south end of the lot in order to buffer views of the project from Old Holmes Hole Road. The amendment passed. There was a discussion that Natural Heritage would not mind if less than the maximum are allowed is cleared. Jim Feiner said it makes sense to have some planting as there aren't that many trees to buffer the view for walkers. Susan noted that the houses will still be visible. Diana Douglas requested that no bamboo be planted.

The motion passed; David and Jim abstained.

Harrowby Form C: Board members reviewed and signed the decision.

NEW BUSINESS

Jason Napior, Guesthouse Question: Jason Napior contacted the Building Inspector to ask whether he could build an 800-foot guesthouse and a 1,900-foot office/shop for his business and combine it in a single structure. Board members said they had no problem with the single structure, but wondered whether the basement garage counted toward the allowed 2,000 sq. feet for the non-habitable structure, and whether the staircase area counts toward the guesthouse. Jason Napior said that he had counted the staircase area as part of the guesthouse. David said it could be tempting for the household uses to overflow into the basement, so the living area would be over the 800 square feet allowed. Ginny said she didn't want to see the basement morphing into another business.

Old County/State Road Intersection Alternatives: Board members reviewed the alternatives prepared by Mass. Highway to improve the intersection. Leah said she didn't like the island on Plan B. She said there should be a plan with an extra turning lane but no island. David said that three lanes were not needed for Plan B. David said he preferred Plan A with a third lane going up State Road; other Board members agreed.

Byways Committee Letter: Board members reviewed the letter re. Shubael Weeks Path and directed Simone to draft a response stating that the term "ancient way" has no legal standing, and that the Board does not have the power to grant or extinguish rights to private ways.

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

Respectfully submitted,
Simone DeSorcy, administrator

Approved 8/3/09