

W. T. PLANNING BOARD MEETING, AUGUST 16, 2010, 5:30 P.M.

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

ABSENT: Jim Powell

ALSO PRESENT FOR ALL OR PART OF THE MEETING: Bea Phear, Reid Silva, Simone DeSorcy

CORRESPONDENCE

In: Beatrice Phear re. Associate Member Position;
Christine Flynn re. Right to Farm Bylaw, Agricultural Commission

Out: Richard Olsen re. New Lane;
Mortgage Services Corporation re. Hyde Form A;
Mark London re. Sustainable Communities Regional Planning Grant

MINUTES

Minutes of the June 21, July 19, and August 2, 2010 meetings were approved as written.

OLD BUSINESS

Hart Hardware and Plumbing: Board members discussed the LUPC meeting at which the Hart situation was discussed. Board and LUPC members discussed how the landscaping disaster could be addressed, and whether they could require any modifications to the project as a result of the trees being cut down. Susan said she felt the buffer needed to be more than ten feet wide. David said it would be ridiculous to transplant large oak trees to the side. Leah said other types could be used.

There was a discussion about the impact the second floor apartments, deck and outdoor staircase would have on the residential neighbors now that the trees have been removed. Board members wondered whether the Board and MVC should allow just one apartment instead of two on the second floor; David said he felt one large apartment would have just as much impact as two.

Ginny said that Jim Hart needs to hear from the MVC what to do next. The screening must be effective. The revised landscaping plan needs to be professionally drawn, with very specific numbers and types of trees proposed. There needs to be a maintenance plan indicating irrigation. Planting Leland Cyprus trees was discussed at the LUPC because they grow quickly. David said that native red cedars also grow quickly if watered. Ginny said the new landscape plan needs to satisfy the MVC, Town, and neighbors.

The Board directed Simone to draft a letter to the MVC outlining all of the above. Bea said that a ten-foot-wide planted screen seems adequate. Ginny said it should be in excess of ten feet. David said the trees planted should be 8 to 10 feet high.

NEW BUSINESS

Reid Silva for Karen Magid, Form A, M30 L11.1: Reid Silva presented a Form A plan that would create a new 3.1-acre lot, #4D, with access off Red Pony Road. Karen Magid is going to sell this lot in order to be able to afford to keep the farm. Susan said that

Karen Magid has been creating and selling off lots for years, and that this is incremental development. But it meets the Form A criteria. David said that she did a full Form C years ago. The road is in good shape. The new lot has frontage on an approved way. Ginny said that she didn't like to see incremental development. Also no affordable housing was ever required. Leah asked whether there were any restrictions against further subdivision. There were not. Susan made a motion to endorse the Form A. David seconded the motion. Leah said Karen Magid and the purchaser should be reminded not to access the lot from Scrubby Neck Road. Ginny said there should be a tarred apron. The motion passed unanimously. Ginny signed the plan.

Associate Member: Leah made a motion to appoint Bea Phear as Associate Member; Susan seconded. All in favor. Ginny thanked Bea for volunteering to serve, saying she was looking forward to a long and cooperative working relationship.

Sustainable Communities Regional Planning Grant: MVC director Mark London emailed the office to say that he would be applying for this grant from HUD and DOT and would like a letter from the Board stating it agreed to participate. It was moved and seconded to write such a letter; all in favor.

Island Agriculture Commission: Bea said that before the Board takes a position on the proposed formation of an Island Agriculture Commission, it should find out the Agricultural Society's Mission Statement. Parallel organizations are an unhealthy way to do business in the big picture. Leah said the Ag Society could be encouraged to expand their services. Bea said this could become a political issue. Ginny said that prime agricultural soils have already been identified. David said the mapping was terrible. Ginny said that the Island Agriculture Commission was an admirable goal, but the Ag Society should be doing all of this. There should be an agriculture resource person with an office, working perhaps 20 hours per week, answering questions. David said the Mass. Farm Bureau will answer questions. Ginny said we need someone here.

The meeting was adjourned at 7:00 p.m.

Respectfully submitted,
Simone DeSorcy, administrator

Approved 2/7/11