

Preserve WT Subcommittee Meeting  
December 29, 2020

Via Zoom: Ivory Littlefield, Heikki Soikkeli, Whit Griswold, Bruce MacNelly, Amy Upton, Sam Look in attendance.

Discussion about when we might reach out to invite guests to answer questions we have. Probably important to have a call with Joe Tierney and also bring Reid up to speed.

Amy reported on a house before the PB on Naushon Rd that was quite large. Group was curious about the 3000 sf trigger currently on the books. What is the exact language, how does it work? Where is it in the bylaws?

Heikki reported on things he learned about the Truro bylaw. First thing they did was define floor area – sum of the horizontal areas measured from the exterior walls. They left off porches. We still need to define how we are measuring. How does Joe measure?

More discussion of whether we should include or exclude guest houses and accessory structures. These things are already limited by their own definitions.

Part of our goals is to preserve an agrarian vernacular. Breaking up of building mass into multiple smaller structures as opposed to one huge mass.

Additional discussion of basements and attics, whether/how to include them in the count.

Basements could include anything with a legal means of egress, excluding the non habitable floor area.

Attics could include all finished space accessed with a proper stair and proper ceiling height.

We don't want to penalize people because someone might abuse a loophole later, and don't want to do too much hair splitting.

What to do about detached bedrooms – are these part of the main house calculation – the feeling is yes they are. Maybe all other accessory buildings are extra and not part of the calculation. Discussion about whether we need to leave accessory buildings out or maybe not. People can always come for a special permit up to 6000 sf + depending on their acreage. This gives a lot of room to build main house and accessory structures.

If the number is only going to apply to main structures and detached bedrooms do we need a second number that is an absolute number for the lot?

What might happen if we leave accessory structures out and people use every definition of accessory structures to get extra space? Have we worked our way back to a huge footprint, albeit broken up?

Meeting adjourned  
Minutes approved January 23, 2021