

Minutes of Planning Board Meeting  
Town of Whately  
Town Offices Building, 4 Sandy Lane  
January 26, 2016

Members Present: Don Sluter, Judy Markland, Nicholas Jones, Sara Cooper, Fred Baron  
Members Absent: none  
Staff Present: Mary McCarthy, Secretary

Attending: No members of the public attended.

Call to Order, 7:00 p.m.

The meeting was not recorded.

I. New Business

1. Pine Plains Estates – Street, Water Line, and Reserved Lot Discussion

The Board discussed an email dated 1/13/16, from John Wroblewski to Don Sluter, asking that the Board release \$38,000 that had been held pending satisfaction of Condition 17 of the Order of Conditions, which the email said had been accomplished because the water system passed its recent inspection by George Bucala and Wayne Hutkoski of the Water Department. Also reviewed was an email on the subject dated 1/22/16, from Georgeann Dufault (for the Water Department Commissioners) to Don Sluter, stating that the water installation had been completed on the Grey Oak project, that the owners have tied into the line to complete the loop, and that the pressure and bacteria tests had both passed.

Mr. Wroblewski's email also referenced the original easement he had granted for the water loop, which he stated had been given to "the inhabitants of Whately", and asked that this be released as well. Finally, Mr. Wroblewski's email mentioned that Lot 36, currently held under Condition 21 and not available for sale, has attracted buyers. He requested that, if the Board is satisfied and the easement is released, that the Board consider holding a different lot under Condition 21 so that Lot 36 can be sold.

Judy moved to release the \$38,000 because it appears that the water loop is final. Nicholas seconded, and the motion passed unanimously.

Don moved to tell the Town Administrator to request that town meeting vote to authorize the release of the Pine Plains Easement for the water loop because the conditions have been met for release. Fred seconded, and the motion passed unanimously.

2.

Nicholas moved to approve John Wroblewski's request to swap Lot 44 for Lot 36 as a reserved lot under Condition 21 of the Order of Conditions. Judy seconded, and the motion passed unanimously.

The Board then referred to a 3-page document titled, "Pine Plains Stormwater Management Plan Ongoing Responsibilities" (a summary of the original document). It was resolved that Don will draft a letter for the Board to review, asking John Wroblewski for an annual report showing how these duties are being fulfilled, supported by appropriate documentation.

2. Chestnut Plain Road – Lot Discussion

The Board discussed the property south of the former Ellen White house, concerning signs of activity including construction equipment. The matter was tabled for the time being.

II. Other

Judy explained that the Building Committee and the Historical Commission have requesting funding from the Community Preservation Committee for rehabilitation of the old Town Hall. Don moved that the Planning Board endorse the request for bid-ready plans.

III. Approval of past meeting minutes

Minutes of October 27, 2015

Fred moved to approve the minutes, Nicholas seconded the motion, and the minutes were approved unanimously.

IV. Planning Board Mail

The Board reviewed the mail

V. Adjourn: At 7:47 p.m., Nicholas moved to adjourn, Sara seconded, and the meeting was adjourned unanimously.

VI. Next Meeting Date: February 23, 2016 (if necessary)

*Documents reviewed (kept in the Planning Board files)*

1. an email dated 1/13/16, sent from John Wroblewski to Don Sluter making three requests involving Pine Plains Estates.
2. an email dated 1/22/16 from Georgean Dufault on behalf of the Water Department Commissioners, stating results of the recent Pine Plains Estates water installation
3. a 3-page document titled, "Pine Plains Stormwater Management Plan Ongoing Responsibilities"