

Minutes of Planning Board Meeting
Town of Whately
Town Offices Building, 4 Sandy Lane
March 29, 2016

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

Attending: Bill Obear, 134 Webber Rd; John Wroblewski, Straits Road

Call to Order, 7:00 p.m.

The meeting was not recorded.

I. New Business

1. Bill Obear – Weber Road ANR

Bill Obear presented a plan dated March 14, 2016 and prepared by Daniel L. Werner, P.L.S., for property of William F. and Jane Obear located at 134 Webber Road. He also submitted Form A and the \$50 filing fee to Don Sluter.

The Board discussed the plan. Judy moved to endorse the ANR, Nicholas seconded the motion, and the Board voted unanimously to endorse it. The Board signed and stamped the mylar and paper copies of the plan. Don will give a plan copy and the filing fee check to the Town Clerk.

2. John Wroblewski – Pine Plains Lots 19, 21 and 22 ANR

In order to improve lot configurations, John Wroblewski submitted a large plan dated 3/25/2016 and prepared by Hatch Mott McDonald, showing proposed lot line changes for Lots 19, 21 and 22 at Pine Plains Estates. With it, he submitted three separate Forms A and a check for \$150 (\$50 filing fee x 3 forms). Also submitted was a copy of a plan titled, "Site Grading Plan, Station 10+50 to 18+73", (revised for the Whately Planning Board 5/26/09), prepared by Hatch Mott McDonald.

The Board discussed the plan. Nicholas moved to endorse the ANR, Fred seconded the motion, and the Board voted unanimously to endorse it. The Board signed and stamped the mylar and paper copies of the plan. Don will give a plan copy and the check for the filing fees to the Town Clerk.

In order to complete the discussion of Pine Plains the Board jump ahead to the "Old Business" topic of its stormwater management reports, before returning to the remaining "New Business".

II. Old Business

1. Pine Plains Stormwater Management Plan Reporting Discussion

The Board discussed the Responsibilities Report and referred to a related document from the meeting of May 26, 2015, addressing inspection results for that year. Also reviewed was a document bearing six color photos and titled, "21 Grey Oak Lane, March 27, 2016", showing the stone mulch at the location. The Board discussed the effectiveness of stone mulch and whether plantings are required as well, and resolved that research will be done on the matter of stone mulch versus vegetation. Also discussed were possible ways to improve the spring responsibilities report, and for this the Board referred to the summary document, "Pine Plains Stormwater Management Plan Ongoing Responsibilities" from the January 26, 2016 meeting.

III. Remaining New Business

1. D.O.T. Complete Streets Program Discussion

The Board discussed the program, and referred to the 7-page document, "Overview of MassDOT Complete Streets 101 Program, December 16, 2015". Judy will contact Highway Superintendent Keith Bardwell so that she and Fred can help complete the necessary documentation to be eligible for the program.

2. The Board discussed moving its regular meeting date from the last Tuesday of the month to the third Tuesday of the month, to avoid scheduling conflicts for use of the large meeting room. Don will talk to Town Administrator Mark Pruhenski about this, and will confirm the change to the Board by email.

3. Pre-Existing Building for Accessory Apartments Discussion

In response to an inquiry from the Zoning Board of Appeals, the Board discussed the need to clarify Section 171-37 of the zoning bylaws, which allows an accessory apartment to be built inside another building only if the larger building already exists when the applicant applies for the accessory apartment's special permit to define a period of time which the building need be in existence. It was determined that the existing wording encourages the formation of affordable housing without increasing neighborhood density. Don will draft a letter for the Board to review, to clarify the Board's views to the ZBA.

IV. Approval of past meeting minutes

Minutes of January 26, 2016.

Don moved to approve the minutes as amended, Nicholas seconded the motion, and the Board voted unanimously to approve the minutes were as amended.

V. Planning Board Mail

The Board reviewed the mail

VI. Adjourn: At 9:03 p.m., Nicholas moved to adjourn, Sara seconded, and the meeting was adjourned unanimously.

VII. Next Meeting Date: To Be Determined

Documents reviewed (kept in the Planning Board files)

1. Form A for an ANR for 134 Webber Road (William & Jane Obear)
2. A plan dated March 14, 2016 and prepared by Daniel L. Werner, P.L.S., for property of William F. and Jane Obear located at 134 Webber Road
3. Three Forms A for three ANRs, for lots 19, 21, and 22 at Pine Plains Estates
4. A plan dated 3/25/2016 and prepared by Holland E. Shaw, Professional Land Surveyor at Hatch Mott McDonald, showing proposed lot line changes for Lots 19, 21 and 22 at Pine Plains Estates
5. An 8.5" x 11" copy of a plan titled, "Site Grading Plan, Station 10+50 to 18+73", (revised 5/26/09 for the Whately Planning Board), prepared by Hatch Mott McDonald
6. A 1-page document bearing six color photos and titled, "21 Grey Oak Lane, March 27, 2016", showing the stone mulch at that location at Pine Plains Estates
7. A 3-page document dated May 26, 2015, sent by John Wroblewski to the Planning Board, regarding the annual inspection of the Storm Water System at Pine Plains Estates, which had been performed by Daniel Griffith Landscaping and reviewed by Keith Bardwell
8. A 7-page document, "Overview of MassDOT Complete Streets 101 Program, December 16, 2015"

Mary C. McCarthy, Secretary
Planning Board
Town of Whately