

Minutes of Planning Board Meeting
Town of Whately
Town Offices Building, 4 Sandy Lane
December 19, 2017

Members Present: Don Sluter, Judy Markland, Nicholas Jones, Sara Cooper
Members Absent: Helena Farrell

Attending:

John Wroblewski, 29 Straits Rd.; Tom Mahar, 28 Poplar Hill Rd.; Pete Mahar, 90A Webber Rd.; Frank Stiebel; Erica Gees

- I. Call to Order, 7:00 p.m.
The meeting was not recorded.

- II. Approval of the November 28, 2017 Meeting Minutes
Nicholas moved to accept the minutes as amended. Judy seconded, and the board approved the minutes unanimously.

- III. New Business

- a. Peter Mahar, of 90A Webber Road, submitted an ANR to divide a lot on Conway Road, based on a plan prepared by Howard Eaton and Dated 12/19/2016. The board observed that the lot has access on a public way and adequate frontage. Nicholas moved to endorse the ANR, Judy seconded, and the board endorsed the ANR unanimously. The board stamped and signed the mylar plan and the required copies.

- IV. Old Business

- a. Pine Plains – Miscellaneous
The board members had already read John Wroblewski's emailed document dated 12/19/2017. Judy moved to accept the Revised Declaration of Covenants and Easements for Pine Plains Estates Subdivision. Don seconded, and the board accepted the document unanimously.

- V. Other

- a. Informal preliminary discussion with Frank Stiebel, owner of a two-lot parcel at River Road and Christian Lane, and Erica Gees, architect and planner
Mr. Stiebel and Ms. Gees described their plans to build a six- or seven-unit subdivision and asked for a discussion about how to proceed. The proposed subdivision would include senior housing, and would serve as a demonstration

project for sustainable development through the use of open space and cluster developments, congregate housing, renewable energy, and conservation areas and trails. Discussion points included zoning and flood map designations. The board recommended that Mr. Stiebel and Ms. Gees contact Scott Jackson of the Conservation Commission, and Brent White of White Engineering, whose firm has handled other projects for the town. It was also recommended that they talk with Richard Tillberg of the Housing Committee about building affordable housing. The board will research the cluster housing regulations.

VI. Planning Board Mail

The board reviewed the mail.

VII. Next Meeting Date: January 30, 2018 (if necessary)

VII. Adjournment

Don adjourned the meeting at 8:10 pm.

Documents reviewed (kept in the Planning Board files)

1. Form A: Application for Endorsement of a Plan Believed Not to Require Subdivision Approval (ANR), dated 12-19-2017 and endorsed by D.C. Sluter on the same date.
2. Plan of land prepared by Harold L. Eaton and Associates, Inc., dated December 19, 2016 and titled:

Subdivision Approval Not Required
Plan of Land in
Whately, Massachusetts
Prepared for
Poplar hill Farm, Inc.

Mary McCarthy,
Secretary
Planning Board
Town of Whately