

# July 1, 2008

**MEMBERS PRESENT:** Mr. Frank, Ms. Gager, Mrs. Jahnke, Mr. Rimsky, Mrs. Roberts

**ALTERNATES PRESENT:** Mrs. Braverman, Mr. Carey, Mr. Fowlkes

**STAFF PRESENT:** Mrs. Shade

**ALSO PRESENT:** Mr. Klauer

Mrs. Roberts called the Regular Meeting to order at 7:40PM and seated all of the Members.

## **Consideration of the Minutes**

MOTION: To accept the 6/5/08 Regular Meeting minutes as written. By Mr. Frank, seconded by Mr. Rimsky and passed 5-0.

MOTION: To include subsequent business not already posted on the agenda. By Ms. Gager, seconded by Mr. Frank and passed 5-0.

Mrs. Roberts noted there were no new applications.

## **Other Business**

Procedures and Template for Conservation Easements:

Ms. Gager said she and Mr. Frank were sent copies which they would be willing to circulate for all the members to read. The information is quite lengthy and very thorough. Mrs. Roberts suggested that this discussion be put aside for now and considered at a future meeting. All agreed.

Revision of the Subdivision Regulations:

Mrs. Roberts said she would have preferred to have more time to read the Revisions thoroughly - there seems to be a lot of proposed new language. She asked the members if they had a chance to read them. Mr. Frank said he had and there are many provisions where changes are suggested. The commissioners agreed that Mrs. Hill should be present when they begin that process. There was a brief discussion regarding archeological sites, in which it was noted by Ms. Gager, that if something is thought to be of archeological or historic significance, then it should go to the State for review. Most of the time, there is nothing the State can do. However, if the State considers it significant, they will refer the applicant to approved sources who will do a further review.

Report on Abandoned and Discontinued Roads:

Mrs. Roberts asked Mr. Carey to give a synopsis of the meeting he attended on abandoned and discontinued town roads. He gave each member a copy of the notes he wrote about the meeting along with a newspaper article by George Krinsky, who also attended the meeting. The two speakers were Tom McGowan, a Planner and John Lambert, an Attorney. Mr. McGowan explained that an abandoned road is not maintained by a town, but is still owned by a town; whereas, a discontinued road must be voted on at a town meeting and then the roadbed restored to neighboring property owners. Mr. McGowan also stressed the importance of keeping an accurate and updated list of abandoned and discontinued roads. Mr. Carey said that one of the components of the Master Plan of Development should be to list the town's discontinued and abandoned roads by location and name. Mr. Carey said that both Mr. Lambert and Mr. McGowan were very positive in emphasizing how important this is. Mrs. Roberts noted the recommendation seems to be immediate. She asked if these discontinued roads are being listed now. Mr. Carey said he did look through some town meeting minutes where he found recently recorded documentation referring to discontinued roads by location and name. He suggested it would not be an overwhelming task to come up with a list of discontinued roads by going through past town meeting minutes.

The commissioners briefly discussed the implications of discontinued roads on abutting property owners such as loss of road frontage value or perhaps being forced into an increased assessment that they do not

want. The members agreed that while well intended, discontinuing a road can cause problems. Mrs. Roberts said this issue is quite complicated and should be given careful attention. Mrs. Roberts asked the members if they had any suggestions about how to proceed; whether Planning should start making a list of discontinued roads. Mr. Rimsky said they should first determine if it is the responsibility of Planning or the Selectmen, since they are in charge of roads. Mr. Frank said he thinks it is the Selectmen's responsibility because they come to Planning when they wish to discontinue a road. Ms. Gager said, at the very least, they should put their thoughts into writing to let the Selectmen know that Planning is concerned about the issue of abandoned and discontinued roads and inform them about the meeting Mr. Carey attended. All agreed.

**Public Comment:**

Matthew Klauer introduced himself and thanked the members for giving him a few minutes to explain his project at 101 Wykeham Road. He showed the commissioners the Site Development Plan by Arthur Howland & Associates dated May 7, 2008. He has hired Moisan Architects to design something more appropriate to Washington. There is to be a spa, inn and restaurant. Mr. Klauer said this will increase taxes to the town, create 50 jobs and support local farms and artisans. Mr. Klauer walked through the plans with the commission. The existing buildings will be taken down due to considerable water damage. New buildings will take advantage of solar and geothermal energy. Most development will be on the west side of the property. They are decreasing lot coverage and keeping the existing septic system. Mr. Klauer said he has met with many of the neighbors to try and address their concerns. The commissioners thanked Mr. Klauer for coming in and discussing his plans with them.

MOTION: To adjourn the meeting. By Mrs. Roberts.  
Mrs. Roberts adjourned the meeting at 8:40PM.

FILED SUBJECT TO APPROVAL

Respectfully Submitted,  
Martha T. Shade, Clerk  
Planning Commission