

Wilmington Planning Board
Regular Meeting – 7 p.m.
March 1, 2010

Board members present: Bob Peters, Judi Gould, Marilyn Moncsko Bruce Huntington, Bert Yost, and Glen Gebel.

Public present: Randy Prestson, Steve Corvelli, Bill Skufca, Doug Stoner, Alan Oppenheim, Rarilee Conway, Kathleen Suozzo and Shirley Lawrence.

CALL TO ORDER at 7:03 pm by Chairman Bob Peters.

APPROVAL OF MINUTES

Minutes of the February 1, 2010 meeting were approved with motion made by Marilyn Moncsko seconded by Judi Gould; carried unanimously.

OLD BUSINESS

VFE VENTURES

- Preliminary approval was granted at the November 2, 2009 meeting. Based on our timeline Peter Coffrin has six months to complete his task. (May 2, 2010)
- Still outstanding is a letter or form from the State Department or other proper entity, that the HOA has been accepted and granted for use.
- An email was received stating that the letter from the State Department is about 2 months away.

WHITEFACE OVERLOOK-Alan Oppenheim.

*The APA is the lead agency.

*Preliminary approval was granted on July 6 and an extension was granted by the Wilmington Planning Board on January 4, 2010. Based on our timeline Alan Oppenheim has six months to complete his task. (July 4, 2010)

*Alan has APA approval

*The final set of drawings include everything and have been approved by the APA.

*Alan is asking this board for final site plan approval.

*There are a few engineering details that might have changed.

*The legal form of ownership has changed. The original application was for a town house complex and is now a condominium concept.

*Condos were recommended by the DOH due to an issue regarding the septic and the formation of a transportation corporation.

*The Inn at Whiteface has been included in the water district extension. No other neighbors wished to join in the water system.

*Discussion was held on if there was a need for a subdivision with townhouses. Bruce Huntington felt this board does not have jurisdiction for site plan review.

*Alan has been before the Zoning Board and received a variance and a conditional use permit.

*Bruce Huntington felt the change from townhouses to condos is a considerable change in the application. The property would be taxed considerably different.

*Alan expressed his wish to work with the town and also would like to move forward.

*There would be a condo association. It would be considered one lot with separate ownership of the 12 units but not the land. Each owner would have 1/12 interest in the association.

*Alan reviewed information that he had from Tim Smith.

*Alan questioned if this board is deemed to have jurisdiction, will they move forward with approval

contingent upon an opinion from the town attorney.

*Bruce Huntington felt a substantial change should go back to a public hearing. Alan did not feel this was a substantial change.

*Bruce stated that taxes received for condos will be less. It was noted that the taxes were not the concern of this board.

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*Bert Yost reviewed definitions and feel this should be a subdivision.

*Alan noted that the only change is how the owners will take title.

*Bruce Huntington felt to act in the public interest, the public should get to have input on it.

*Motion presented by Bert Yost to grant final approval with the condition that the town attorney review and agree that this board has jurisdiction; seconded by Judi Gould.

Roll call vote: Marilyn Moncsko-yes; Judi Gould-yes; Bert Yost-yes; Glen Gebel-yes; Bob Peters-yes; Bruce Huntington abstained from voting because he is a neighbor within 500' of the project.

WHITE PINES

*DOUG STONER-100 ACRE SUBDIVISION ON JUNIPER HILL.

*Doug has had an informal meeting with the APA and DOH and feels he will be able to file an application soon.

*Doug has adopted all the previous recommendations by the board.

*Doug would like a mutual driveway off the cul-de-sac (3 off one and 2 off the other)

*Kathy reviewed the plans in regards to stormwater including rain gardens and grass swale waterways with the board.

*The turn-around area for emergency vehicles was reviewed.

*Perk tests as well as soil tests have been done.

NEW BUSINESS

*First Columbia had a public hearing on February 17th.

*The ZBA is holding a special meeting on March 10th.

DISCUSSION

*APA Local Government Day will be March 23rd & 24th .

*New forms are available on the town web site.

CORRESPONDENCE

*Judy Gould gave update on the zoning laws committee progress.

*The Planning Board would have site plan review over all applications.

*There was a lengthy discussion on spot zoning and related item.

ADJOURNMENT- 8:45 p.m.