

Approved 1/14/16

TOWN OF WENHAM
Planning Board Minutes
Meeting of December 3 2015
Wenham Town Hall, 138 Main Street

Pursuant to the Open Meeting Law, M.G.L. Chapter 30 A, §18-25, written notice posted by the Town Clerk delivered to all Board members, a meeting of the Planning Board was held on December 3, 2015 at 7:30 PM in the Selectmen's Meeting Room.

With a quorum present, Mr. Geikie called the meeting to order at 7:30 PM.

Board Members Present: David Geikie, Chair; Minot Frye; Stephen Kavanagh, Don Killam, Virginia Rogers

Also present: Emilie Cademartori, Planner/Coordinator

Continued discussion of Draft Definitive Decision

Spring Hill Farm

Location: **79 Dodges Row** (Map 39 lots 8, 8A, 8B, 8D)

Applicant: Spring Hill Ventures LLC

Ms. Cademartori explained that the current draft had been modified by town counsel. Ms. Rogers suggested that the History and Background section be removed, as it was unnecessary and was drafted with some bias. Members discussed the pros and cons of the language. Mr. Geikie thought it was important for future readers to understand how the Board had come to its decision. Motion to strike the section from the main body of the decision and make it an exhibit in the file for the record, motion passed 4-1 with Geikie voting against. The meaning of "common area" was discussed, as the attorney had questioned needing a definition. The Board felt it was unnecessary and could be left as drafted. It was noted that the terms "owner" and "record owner" were used inconsistently and needed to be corrected. It was suggested that page numbers be added.

There was a motion to approve the written decision as amended above, subject to clerical and formatting corrections if needed. Motion passed 5-0.

Other business

Review / Approve Draft Rules & Regulations

The draft document was reviewed and discussed. Multiple edits were made. Members wished to review further and will take the matter up again at a future meeting.

Lakeview Property- MGL Ch 61B Notice to Convert

Ms. Cademartori informed the Board that they (along with BOS, ComCon.) had received a Notice under MGL ch 61B of the Intent to Convert the Lakeview Golf Course into a residential use. The BOS had requested and received an extension of the 30 day window to respond regarding the Town's right of first refusal to purchase the property. The BOS is planning to hold a public meeting to solicit resident and Board input to gauge interest in purchasing the property. They are working to clarify what the proposed new use would look like so as to be able to give residents an idea of what would be built if the Town did not purchase the property.

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Administrative

Staff job description

The Collins Center wage and classification study is complete. It includes job descriptions for all staff, including Ms. Cademartori.

Board organization/annual elections

Ms. Cademartori noted that due to the irregular meeting schedule over the summer months, the Board had failed to hold their required annual elections. Positions were discussed. Mr. Geikie was elected Chair and Mr. Frye as vice chair for the remaining duration of the term (April 2016 ATM). Ms. Cademartori was appointed as Board Clerk.

The 2016 Meeting Schedule was distributed to members.

9:35 Meeting adjourned