

Westridge Commons Public Hearing
Minutes
October 15, 1987

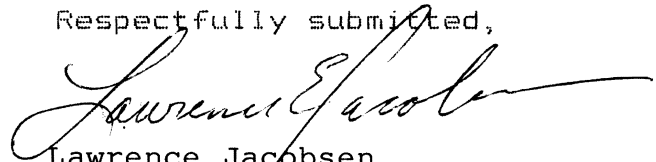
Meeting opened at 7:45 P.M. Planning Board in attendance Roland Denby, John Roberts, Dwayne Woodsome, Larry Jacobsen, Doug Foglio. Karen Lovell, town attorney was also in attendance. Approximately 50 concerned citizens were in attendance.

Opening statements from Mr. Foglio informing people that this subdivision was in sketch plan stage and that possibly several more meetings would be scheduled prior to final acceptance. Mr. Hall's attorney made brief statement concerning proposal. Proof of notification of abutters for Public Hearing were given to the Planning Board. Photos of a look alike development now in existence were shown as an example of what people could expect from Mr. Hall's proposed project.

Meeting then opened for comments from the audience. Mr. Woodard inquired of deed restrictions placed upon Mr. Hall by Mrs. Heck at time of sale of property. Deed restrictions are not enforceable by the town. Karen Lovell clarified that this was a civil matter between Mrs. Heck and Mr. Hall. Mrs. Heck was noted as being concerned, noting letter received from her prior to hearing. Mr. Woodard noted that Mrs. Heck was sick over the matter. Also noted that Mr. Vitello's letter concerning a variance requirement, was explained that 80,000 square feet per unit is all that is necessary in the AR zone. Mr. Vitello is misinformed. Mr. Benton voiced concern as to development of the remaining acreage. Information given on Board's normal handling with similar cases. Stipulations such as conservation easement or 20 to 50 year restriction or possibly a never to be divided or sold. In the event that a rezoning application were made and the zoning were changed it would not effect this development. Mr. Woodsome voiced concern that Mr. Hall might be able to sell the proposed rental property as Condominiums. Board could stipulate that it always remain as one combined unit. Ms. Blouin was concerned with taxation on rental property would not be equal to 40 separate houses. The cost to educate children being \$2,000., per child the proposed cluster possibly would not generate enough to cover this expense. Also concerned that the cluster type housing was being used because the land area would not support 40 individual houses, however, clustered together in 10 acres one could bypass this problem. Rural communities were better to have 40 houses than cluster housing keeping rural characteristics. Carol Lee Ferris presented information regarding the effects on wildlife with single housing versus cluster housing. See attached literature. Mr. Woodard presented and read a 2 page statement placed on record. (See attached literature) What are the sideline setbacks and are they going to be met? The road before proposed driveway is very crooked being very dangerous. Noted that setbacks were correct and would be met. The Board voted for a Public Hearing with suggested changes and from here the suggestions and comments made by those in

attendance would be discussed with Mr. Hall at the next meeting for the subdivision. The town at the last Town Meeting required that all developers have a hydrological survey done to insure that over taxation of water supply would not occur. All of the information would be turned over to professionals. The Town has taken steps to insure best results for growth. Mrs. Laskey noted again the deed restrictions and also that the West Road was very special to many people and that Mr. Foglio was one of those people. Concerns were voiced as to the area being kept rural that most people had an average front setback of 200 ft. Board needed to consider the rampant development. Concerns also that the people present were not being listened to. Mr. Stanton felt that there was a lot of bitterness and resentment being expressed. He would like to note that he felt the cluster type proposal was a good idea. Rent expected to be \$650 to \$700 per month; however, a projection was not to accurate since it would be a four year projection of prices. People also expressed concern over the appearance of rental properties in a 6 month time frame. Rental properties tend to show wear sooner than individual houses. Fear that the West Road could not handle the added traffic flow was voiced. Driving on that road very hazardous. Growth ordinance would help keep down growth. Meeting closed at 9:15 P. M.

Respectfully submitted,


Lawrence Jacobsen
Secretary/Treasurer

