

TOWN OF WENHAM

Planning Board  
Meeting Minutes of December 8, 2016  
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 Thursday, December 8, 2016 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, Vice Chair; Stephen Kavanagh; Don Killam;  
Not Present: Virginia Rogers  
Also present: Margaret Hoffman, Planning Coordinator; Catherine Tinsley, Recording Secretary

Public Information:  
Recorded with permission by HWCAM

**Old Business**

- Continued Public Hearing – Request for Modification to previously approved “Special Permit Under Zoning Bylaw Section XVIII – Residential Open Space Communities” dated September 10, 1992  
Location - 213R Larch Row

The Applicant has requested a continuance to allow time to review the Peer Review.  
The Conservation Commission has not opined on the application; it is unclear if the applicant will be prepared in time for the next Conservation Commission meeting Monday, December 14.  
Mr. Geikie opened the hearing and asked for a motion to continue the hearing to the next Planning Board meeting on January 12, 2017.  
*Vote: Mr. Killam moved, and it was seconded, to continue the hearing for 213R to January 12, 2017 at 7:30 pm in Town Hall. The motion carried unanimously.*

- Continued Public Hearing - Wenham Pines Flexible Subdivision Application  
Location - 56-60 Main Street (Continued from November 10)

The Chair opened the public hearing for Wenham Pines.  
Present for the applicant: Anthony Tambone and Attorney Miranda Gooding, Glovsky & Glovsky  
Ms. Hoffman reviewed the applicant is waiting for some final items, anticipated to be ready for the Board by December 21. A letter from the Peer Reviewer identified that most of the technical issues have been addressed.

Ms. Gooding noted some documents mentioned in the review are under the jurisdiction of both the Conservation Commission and the Planning Board. She confirmed there are no disagreements or open issues but that more time is needed for the follow up. The applicant is confident this will all be completed in January.

Ms. Hoffman informed the Board she has begun the process of preparing a draft permit.  
Ms. Hoffman along with Attorney Ilana Quirk, K & P Law will start to draft conditions upon the receipt of revisions on the

- Open Space Plan
- Operation & Maintenance Plan
- Erosion Sediment Control Plan (Conservation)

Ms. Hoffman briefly reviewed that one condition is to hold the Certificate of Occupancy until the roadway is complete with the binder coat and all utilities installed.

*Approved 1.12.17*

The Applicant anticipates meeting the deadlines.

*Vote: Mr. Killam moved, and it was seconded, to continue the hearing for Wenham Pines to January 12, 2017 at 7:30 in Town Hall. The motion carried unanimously.*

**Administrative**

○ The Year End Campaign Finance Disclosure Form was provided to the Board.

○ Minutes – November 10, 2016

*Vote: Mr. Killam moved to approve the meeting minutes November 10, 2016 and it was unanimous to do so.*

**Adjournment** - The Planning Board unanimously adjourned at 7:41 pm.

Respectfully Submitted By  
Catherine Tinsley  
12.27.16