

**Planning Board Minutes
October 13, 2005**

1. The Planning Board meeting convened at 6:30 p.m. with the following members present: John MacMillan, Bob MacLeod, Bob Salo, Joe Kalagher and Eric Smith. Absent was Rich Wright.
2. Approval of September 22, 2005 minutes. Motion by Joe to amend pg. 2 item 16 third sentence from bottom change Oct. 13th to Oct. 17th, 2nd by Bob M. All in favor. Motion by Joe to accept as amended, 2nd by Bob M. All in favor.
3. Sexual Harassment Policy read and signed by members present.
4. Voucher for Eric Smith reimbursement \$60.63 signed by John. Viking invoices (11.94 & 21.40) signed by John.
5. Building Commissioner's activity report shows 2 new dwellings.
6. Correspondence:
 - a) Waterman: Lakeview Estates
 - b) BOH Minutes
 - c) Affordable Housing Committee Information
 - d) Eric Smith: re: Mark Dymek – 40B (John will attend)
 - e) Fire Chief – Cashman Hill Estates
 - f) Public Safety Building Plan
 - g) Eric Smith: Water mains/utilities in private subdivision roads
 - h) Updated stormwater maintenance plan for Lakeview Estates
 - i) Conflict of interest letter to ConCom
 - j) Public Safety Building Site Work contract. Holden Sand & Gravel.
 - k) MRPC minutes
 - l) ZBA notices of decision
 - m) Area cities/towns hearings & decisions
 - n) Bi-annual report from MRPC
 - o) Nashua River Watershed Annual meeting
7. Joseph K. gave an update to the Board regarding the Water Dept. meeting he attended. Sewer System and EDU's were discussed.
8. John signed building permit for 142 Packard Hill Road.
9. Eric & John had a meeting with Town Counsel regarding Bray Ave.
10. John has been working on some changes to the Board's Rules & Regulations and will be forwarding to Eric for his comments prior to the Board getting them for review.

PB/MIN

Page 2 – 10/13/05

11. John, Joe & Eric attended the BOH meeting on October 3rd.
12. Lakeside Condos – The Board cannot vote as Rich is absent and Bob S. was not at the first

meeting.

13. MJTC Appointment – Motion by John to appoint James Zarozynski, 2nd by Bob S. All in favor.
14. Draft decision for Patriot Estates. Joe K. is abutter and cannot vote or discuss with the Board. Motion by Bob S. to accept the draft as written, 2nd by Bob M. All in favor with Joe abstaining. Tentative hearing for definitive plan for Patriot Estates for 1st meeting of December (12/8), unless we can schedule for the 1st meeting of November (11/10).
15. Patrick McCarty of McCarty Engineering for ANR on Williams Road. Motion by Bob S. to endorse as presented, 2nd by Bob M. All in favor.
16. Town Planner monthly report submitted.
17. Public hearing for Cashman Hill Estates. No abutters were present with 2 representatives of the Rail Trail. Patrick McCarty of McCarty Engineering explained the proposed plan. Mr. McCarty has a formal request for waivers (5) that he is going to submit tonight. There have been talks with Gardner and the Town of Ashburnham regarding sewer. The Fire Department told McCarty he needed to put in fire hydrants every 500 feet. Mr. McCarty then presented his formal waiver request. He then presented a request for an extension past the statutory deadline. The Rails to Trails group had no questions or comments. The statutory deadline request would extend the hearing to be continued to January 6, 2006. Bob S. made a motion to extend, 2nd by Joe. All in favor.
18. Waterman/BNE Realty Trust ANR for Ashby Road. There were several corrections needed and they will make the corrections and return for the next meeting.
19. Continuation for Lakeview Estates. Several procedures need to be cleared up before opening the hearing. Rich is absent and will not be able to vote should the hearing need to be continued again. Bob S. cannot vote as he was not at all the meetings. Mr. Evancic then requested the statutory time limit be extended from the deadline of 10/17/05 to 10/31/05 (October 27th at 8:30). The hearing was not reopened. Motion by John to accept the request, 2nd by Bob M. All in favor.

PB/MIN

Page 3-10/13/05

20. Finished discussion of Town Planner's report. John commented that Eric is doing a "fantastic job" and the Board agreed.
21. Meeting adjourned 9:10 p.m.

Respectfully submitted,
Robert Salo, Clerk