

Planning Board Minutes
July 28, 2005

1. The Planning Board meeting of July 28, 2005 convened at 6:30 p.m. with the following members present: John MacMillan, Bob Salo, Robert MacLeod, Rich Wright, Joe Kalagher, Associate Member Gary Howland and Town Planner, Eric Smith.
2. John reviewed the agenda.
3. Motion by Joe to accept minutes of July 14, 2005 meeting, 2nd by Rich. All in favor.
4. Discussion regarding the property on Main Street that Scott Foster wishes to divide into 2 ANR lots. It has been determined that we can allow it however it will have to go to the Building Commissioner, ZBA and then back to the Planning Board for Site Plan Review.
5. John signed invoices for membership in the Mass. Federation of Planning & Appeals Board for Planning & ZBA.
6. Building Commissioner Activity Report shows one new house.
7. John read an updated letter from Michelle Kerins regarding Holt Road, Hay Road & Log Cabin Road (see Lakeview Estates file).
8. Eric's memo of Lakeside Village Definitive and OSRD Review.
9. Discussion of McCarty Associates regarding his plan for Subdivision on Cashman Hill Road. State law does not allow the Planning Board to extend the seven month period of his filing of his Definitive Plan. He will have to resubmit his plan with the Town Clerk to begin over again.
10. Gary from Benjamin Builders called regarding Depot Road common driveway. He is requesting the Board check the site work prior to paving Tues., August 2, 2005. We need a letter from his engineer stating the driveway meets the requirements of the plan.
11. A letter from Rizzo Associates regarding common driveway on Lots 9 & 11A. They have asked our engineers to check.
12. Invitation to attend a meeting at Oak Hill Country Club regarding Smart Growth.
13. Memo from Eric regarding a meeting August 10, 2005, regarding Mark Dymek's 40B. John will try to go.

14. ZBA decisions regarding Clyde Bennett's barn sale type business on Ashby Road.
15. Letter from Maggie Whitney requesting a copy of the Town Planner's contract.
16. Area cities/towns ZBA decisions.
17. Inspector newsletter.
18. Open discussion, Geoff Evancic appeared regarding Rizzo Associates not responding to his request for assistance regarding his definitive plan and his common driveway plan. We will contact Rizzo to see what is happening.
19. Bray Avenue covenant. Discussion about the time frame of the covenant. Discussion about the lack of a sidewalk. Also the covenant wants the Board to accept the road, when complete, as a Town road. The Board cannot do this as it has to be accepted at Town Meeting. Motion by Joe to accept covenant with the change that Town Meeting has to accept the road as a Town road. (attachment "A" paragraph 3), 2nd by Bob S. All in favor.
20. ZBA members Gil Carreiro, Terry Girouard, Chris Gagnon and Dave Perry appeared to discuss the Athol Savings Bank plan to put in a second drive thru. Dave Perry suggested that the ZBA should probably take care of voting as the Planning Board votes. Thus if they vote they should vote along with the Planning Board conditions and not add their own conditions if their Board was to vote in favor. Chris Gagnon stated he would like to do something regarding downtown parking. There was much discussion regarding parking, signage, arrows and sidewalk delineation. Also discussion about the drain in the middle of the parking lot which is filled with sand and does not drain. There is concern over who is responsible for the upkeep of the drain. The Board will attempt to make a decision by August 11, 2005.
21. OSRD Decision Rindge Road – We will be voting on waiving contiguous open space being less than 70%. A copy of the decision to vote on as drafted by Eric will appear in our next packet.
22. Commonwealth Capital Application was discussed.
23. Eric updated the Board on some of the meeting he has been attending. He has attended MRPC & Rails trails meetings. He has an upcoming meeting regarding rails trails. There was also general discussion of Fall or Spring Town Meeting and OSRD developments.

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24. Meeting adjourned at 9:00 p.m.

Respectfully submitted,
Bob Salo, Clerk