

**Planning Board Minutes**  
**August 25, 2005**

1. The Planning Board meeting convened at 6:30 p.m. with the following members present: John MacMillan, Joseph Kalagher, Richard Wright, Robert Salo, Robert MacLeod, Associate Member Gary Howland and Town Planner, Eric Smith.
2. John reviewed agenda for the evening.
3. A letter from the Nims family was received after the packets went out regarding the Hardware Store property.
4. Approval of the August 11, 2005 minutes. John made a motion to accept the minutes with change on P.5 at bottom ridge cut 17 feet not points. Also with the check as to the spelling of last names of people who spoke at the hearing. Bob MacLeod 2<sup>nd</sup>. All in favor to accept. Bob Salo abstained as he was not in attendance on 8/11/05.
5. John signed voucher for Viking.
6. Building Commissioner's Report shows no new houses for July.
7. Correspondence (see agenda), 3 letters regarding Evancic held until hearing.
8. Board of Health minutes.
9. Conservation Commission minutes.
10. Ashburnham ZBA Decisions/Hearings.
11. Area cities/towns ZBA notices.
12. MRPC minutes.
13. Letter read from David & Marilyn Nims regarding the lot near them. We will talk to the Building Commissioner and then respond to the Nim's in a timely manner.
14. Gary Howland has requested a letter of support for the Southern Monadnock Plateau Project. The Board voted in favor of John writing a letter of support.
15. Eric's Planner's Report read.
16. Athol Savings Bank – Item V. P.3: provide appropriate signage or markings or both to prohibit vehicular traffic from entering the existing curb cut west of

the ROW into the existing handicap parking space. John made a motion to approve the draft with changes to P.3, 2<sup>nd</sup> by Joe. All in favor.

17. BNE – Lots 9/11A, Hay Road common drive. Concerns of water draining into the road.

Mr. Allen of Hay Road had comments regarding water draining into the road.

Michelle Kerins had comments that concerned ConCom issues.

18. Rich excused himself regarding Steepleview – Cashman Hill Estates Definitive Submittal. Patrick McCarty appeared with his plan. We will set a public hearing date at our next meeting.
19. Lakeside Condos – con't hearing re: OSRD Definitive – Sherbert Road. Eric's memo of 8/22/05 read. Overflow parking was discussed. John made a point that such parking should be available. Discussion about erosion that is occurring. Motion by John to continue the meeting until September 8, 2005 at 8:00 p.m., 2<sup>nd</sup> by Rich. All in favor.
20. Lakeview Estates – con't hearing re: Definitive hearing – Holt Road. Wayne Balek & Mike Scott of Waterman spoke regarding previous concerns of the Board. Wayne stated the questions was asked in regards to area cleared and out of 45 acres there will be 18-1/2 acres cleared. John asked about response to the comments of the Town Planner and Town Engineer. We have seen no comments of change of plans to date. Wayne stated they had planned to make all changes at once, including those the ConCom might require after their hearing. John stated they had anticipated updated plans for their review. Eric said he needs time in order to review said changes to plans. There are deadlines in making the decision for the subdivision and if information isn't received we will need to require an extension to the time frame. Joe also noted that Mr. Evancic had elaborated to the ConCom in regards to the phase out plan and to date has said nothing to the Planning Board. Mr. Evancic said the question hadn't been answered. Joe asked him to share his phase out plan. Geoff explained the phases. John questioned about Lots 1, 4, and 13 as to whether there is enough room to place a house, well and septic.

Letter from ConCom read.

Letter from Mr. & Mrs. Michael Robichaud read.

Letter from Stodgemoadow Association President regarding Lot 5 read.

Letter from Board of health. Mr. Evancic stated he does not bury stumps.

John made a motion to continue the hearing to 8:30 p.m., September 8<sup>th</sup>, 2<sup>nd</sup>  
by Rich. All in favor.

21. Meeting adjourned at 9:25 p.m.

Respectfully submitted,  
Robert Salo  
Clerk