Planning Board Minutes
September 22, 2005

1. The Planning Board meeting convened at 6:30 p.m. with the following members present: Rich Wright, Bob Salo, Bob MacLeod, Joe Kalagher, Gary Howland and Eric Smith.

2. Bob M. called the meeting to order at 6:35 p.m.

3. Motion by Rich, seconded by Joe to accept minutes of August 25, 2005. All in favor.

4. Eric suggested adding the words "for construction of the building" to #12 of the Planning Board minutes of September 8th. Motion by Rich to accept the minutes along with the additional wording to #12, 2nd by Bob S. All in favor.

5. Mike Hannon spoke about OSRD #3. A draft of Lakeside Village OSRD Special Permit 2005-02 was handed out by Eric along with a draft of the Definitive Subdivision Plan prepared for Lakeside Village LLC.

6. Eric Smith notified the Board that the Board can appoint a rep to the MJTC as there is currently not a Board member who is a representative.

7. Rizzo Associates letter regarding Lakeview Estates.

8. Stodgemeadow Association letter to Ashburnham ConCom.

9. Letter sent to Public Safety Building Committee.

10. John MacMillan arrives and Bob MacLeod turned the meeting over to him.

11. The Board discussed Lakeside Village OSRD. Several changes were made or corrected to the draft. The Board had questions regarding the water main for the road. The Board will contact the Water Commission.

12. Tom Harrington appeared for Bob Higgins-Steele regarding Ferin Road. The road does not meet standards. The Board is not 100% sure as to who owns the road. There was much discussion as to the status of the road. Mr. Harrington gave the members of the Board a history of the houses built on the road that are beyond the kennel club. The Board wants to do more research.

13. Bob Powers – ANR – Packard Hill Road. Motion by Bob S. to endorse as presented, 2nd by Rich. All in favor.

14. Reopen hearing for Lakeview Estates and immediately recess. The Board is behind schedule and will take the 7:45 appointment.

15.   Patriot Estates – Preliminary Subdivision Plan. There are several items missing from the submitted plan. Ownership, fire protection, were not determined.

16.   Lakeview Estates Subdivision hearing reopened 8:23 p.m. Wayne Belic appeared and updated fire protection problems. Other concerns of the Board were addressed. Mr. Evancic discussed what was going to happen in Phase I of his plan. There would be clearing of the land along with erosion control. The plan is to start with "Road B".
The Board would like to see the homeowner's agreement. If the Town should take over the roads then the detention basins not in the roadway would be maintained by whom? The homeowners associations should maintain the roads until such time as they are accepted by the Town. Letter from Stodgemeadow Association to the ConCom was read for the minutes.
Michelle Kerins asked a question about an ANR lot that did not concern this project.
Mr. Ross commented on basins.
Dr. Gilley asked if the Board had voted to allow Mr. Evancic to access several lots for the infrastructure of the project. The answer is no but Mr. Evancic has the right to enter his property as needed. There was a questions regarding "Parcel C". Mr. Evancic has no definite plan as of now. It was pointed out that a line of credit is not the same as a bond.
There is a request for an extension of the Statutory Deadline to be extended from October 5, 2005 to October 17, 2005. Motion by Bob S. to accept that extension, 2nd by Rich. Motion by Rich to keep the hearing open to October 13th, 2nd by Bob S. All in favor.

17.   Jim Braks – ANR – Corey Hill Road. Motion by Bob S. to endorse as presented, 2nd by Rich. All in favor.

18.   Downtown Focus Group – regarding Murray Road residential & industrial land issues.

19.   John signed two documents for Eric for reimbursement. $40.00 for Mass Smart Growth Conference and one for $20.00 for MRPC Annual Dinner Meeting.

20.   Letter of response from Mr. Nims to the Board was read.

21.   Motion by Bob S. to adjourn, 2nd by Rich. All in favor. Adjourned at 10:15
       p.m.

Respectfully submitted,
Robert Salo, Clerk