

Planning Board Minutes
September 8, 2005

1. The Planning Board meeting convened at 6:30 p.m. with the following members present: John MacMillan, Joe Kalagher, Rich Wright, Bob MacLeod, Bob Salo, Associate Member Gary Howland and Town Planner Eric Smith.
2. John reviewed the agenda.
3. Rich made a motion not to vote on the minutes as Sue did not have time to finish reviewing the tapes, 2nd by Bob S. All in favor.
4. BNE: Lot 9/11A Common Drive. All water flow has been changed to recharge areas. A draft approval was read. Motion by John to waive Section 5.142.9 of the Ashburnham Zoning Bylaws, 2nd by Bob S. All in favor. Motion to accept draft as written with the following amendments. Delete #5 at the top of page 2; #3 change "commons" to "common" and #4 recordation to recording. Motion by John, 2nd by Bob M. All in favor.
5. Correspondence – Briggs School Task Force. Bob Salo nominated as the Planning Board member to the Task Force.
6. ZBA hearings and notices for Ashburnham.
7. Winchendon ZBA notice.
8. Letter for conservation trust.
9. ANR – Hosley Road. Motion by Bob S. to endorse the plan as presented, 2nd by Joe K. All in favor.
10. ANR – presented by Bob M. Bob excused himself from the Board for this presentation. Motion by Bob S. to endorse as presented, 2nd by Rich. All in favor except Bob M. who abstained as it was presented by him.
11. Open discussion: Mike Hannon regarding condition #3 of the decision of OSRD regarding the land left to the Conservation Trust. John will consult with Town Counsel. Agenda for next meeting.
12. Public Safety Building Committee. Motion by John to waive 5.103.3 for a Public Hearing, 2nd by Rich. All in favor.
There was much discussion on sight distances. Sight distances should be according to AASHTO Green Book 1994, Table III – 1.
Eric & John will speak with the Building Commissioner regarding the fact that the Board is OK with the Building Commissioner to proceed with their plan and they will bring plans to the Board when they are ready for actual site plan review.

13. Downtown Focus Committee: Bob Fichtel spoke about rezoning the Murray Road LI-A overlay to Residential A. The committee was informed that they will need to bring their proposal to the BOS then they will give it to us and we will hold a public hearing. The Board will take the proposal under advisement before the Focus Committee will go to the BOS. Discussion at next Board meeting.
14. Lakeside Condos – con't – Subdivision hearing con't at 8:07 p.m. Steve Aldrich spoke regarding erosion on the Lake side of the road. Whatever the ConCom decides they need to do will be okay by the Planning Board. No abutters were present. Motion by Rich to close the hearing, 2nd by Bob M. All in favor except Bob S. who had to abstain as he was not at the beginning of the hearing. Closed at 8:20 p.m.
15. Cashman Hill Estates definitive plan has been submitted. October 13, 2005 will be the date for the Public Hearing.
16. A written response will be sent to Mr. & Mrs. Nims regarding the work being done at the Hardware Store.
17. Lakeview Estates – con't – subdivision hearing – con't at 8:30 p.m. Waterman Design appeared and several handouts were distributed. There was discussion regarding the fire protection. A 30,000 gallon cistern will be added. All concerns of the Board were discussed and or addressed. John spoke regarding phasing. We would like a clear understanding of the phasing. John requested a letter regarding the sequence of phasing.
Michelle Kerins had a question regarding the time frame for the process.
John explained the time frame.
Motion by John to continue the hearing to 8:00 p.m. on the 22nd of September, 2nd by Rich. All in favor.
18. Motion by John to adjourn, 2nd by Rich. All in favor. Adjourned at 9:10 p.m.

Respectfully submitted,
Robert Salo, Clerk