

Planning Board Minutes
June 23, 2005

1. The Planning Board meeting convened at 7:00 p.m. with the following members present: John MacMillan, Joseph Kalagher, Richard Wright, Bob MacLeod, Bob Salo and Associate Member Gary Howland.
2. Open discussion – Scott Foster of Foster Insurance had questions regarding the two structures at 76 Main Street. He would like to buy one of the structures and make it his office. John suggested we have Town Counsel review our questions as to if the lot can be split with a common driveway for the business and the house.
3. Athol Savings Bank – site plan for 52 Main Street. Steven Medous, Attorney; Laurie Wiita, Gary Belanger who prepared the plans attended. There were concerns about parking, arrows, delineated areas. The Board members will probably attend the ZBA meeting July 6th.
4. Geoff Evancic – Lakeview Estates – Definitive subdivision for Holt, Hay and Ashby Roads. Missing from the package was a letter from property owners. (Form C) Holt Road adequacy was submitted tonight. Fire Protection is inadequate. Impact Statement tabulation of proposed structures, number bedrooms, size of homes, etc. (subdivision regulations page 13). John is concerned that the rules & regulations are not being met or understood. The “clock” has not started yet regarding the definitive plan. The Preliminary plan showed one subdivision and now there are two phases making the impact study different than what has been submitted. Street numbering is not on the plan. The “clock” will start as soon as the letter is received from the owner of record and Form C are submitted to the Town Clerk.
5. ANR – Russell Hill Road – Parker Rice. Motion by Bob Salo to endorse as presented, seconded by Rich. All in favor.
6. Approval of June 9, 2005 minutes. Motion by Rich to accept, 2nd by Bob MacLeod. All in favor.
7. John signed a voucher for Viking for a telephone for the Town Planner and signed a voucher from L&L Business for a desk & file cabinet for the Town Planner.
8. Building Commissioner’s May activity report shows 3 new dwellings.
9. Enforcement of site plans for the Ashburnham Pharmacy and Main Street Pizzeria read.
10. Retirement party for Marge Burt next Wednesday.

11. ZBA Hearings and Decisions for Ashburnham.
12. ZBA Hearings and Decisions Area Towns.
13. MRPC Minutes and agenda.
14. Solutions Mass Development newsletter.
15. The Board needs to make another field trip to Lots 9 & 11A on Hay Road. There are concerns about curb cuts for the common driveway and an existing driveway. We will do an onsite on July 7th at 6:00 p.m.
16. Discussion of Lots 1 & 2 East Rindge Road scenic road hearing. Motion by John to set conditions (on file), 2nd by Rich. All in favor.
17. Discussion regarding Design with Nature Rindge State Road and Open Space. The Board is willing to accept 3% less of the required amount of Open Space.
18. Meeting adjourned at 9:10 p.m.

Respectfully submitted,
Bob Salo, Secretary