

Planning Board
Minutes
February 9, 2006

The Planning Board meeting convened at 6:33PM with the following members present: John MacMillan, Chairman, Joseph Kalagher; Bruce Whitney; Robert MacLeod; Gary Howland, Associate Member and Eric Smith, Town Planner.

Agenda read by Chairman MacMillan.

Minutes of January 26, 2006 were approved on motion by McLeod and 2nd by Kalagher. Vote 4 in favor 0 against.

Building permit applications approved by Chairman MacMillan for:
99 Willard Road – George Gorrell
95 Maple Avenue – John and Stepanie Berkio and
19 Juniper Road – Contractor.

MRPC Assessment for next fiscal year is \$1,448.28.

Chairman MacMillan, Eric Smith and Gary Howland met with BOH on shared septic systems. BOH asked many questions and seemed to be concerned about liability. Planning Board to gather more information and meet with BOH at a latter date.

Town Planner Comments:

State House Bill 4489, “An Act Further Regulating Meetings on Municipal Boards”, in progress and should be approved at some point in future.

Eric noted 5 building permits approved to date 2006.

Reviewed monthly Town Planner Report for January 2006.

ZBA – Parking Space Requirement issues. Eric stated R. Wright planning to submit a Site Plan Review Application showing all required parking spaces.

Scenic Roads – 262 Hastings. If PB hasn't heard from Steven Bates by spring we need to contact him.

Zoning changes – To be discussed at March 2, 2006 workshop meeting. Proposals as discussed in item 2 can be voted on at the workshop meeting.

7:00 PM Open Discussion

Rick Sisson appeared before the Board to discuss how to proceed with Murray Road. Chairman MacMillan stated he thought there was misunderstanding, with voters, about the 2 parcels and also about Gardner's lack of interest to be able to get to property.

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Chairman MacMillan stated one option is to go back and try it again. Said PB recommended article, so it can go back at anytime.

Sisson stated he now owns the land and still would rather be working in partnership with PB but has the option of doing a 40B project which will entail numerous more units.

Kalagher stated it might be time to do a feasibility study to determine what other land could be zoned industrial. Eric suggested an LIP could be looked at.

In summary Chairman MacMillan asked if issue were to pass as presented the original plans would still be adhered to, if 40 B there will be numerous more units. Mr. Sisson agreed.

7:15PM Appointment: R. Wilson appeared before the Board with an ANR for Cashman Hill Road. ANR was reviewed and discussed and on motion by Chair, 2nd by Whitney was approved 4 to 0.

7:30PM Hearing – Patriot Estates

Chairman MacMillan advised those in attendance for the hearing that due to another resignation of a Board Member there no longer was enough members for a quorum. He noted he drafted a letter to the developer informing they need to withdraw and resubmit. Since the Developer hasn't yet responded, the only option was to continue hearing to a future meeting. A motion by the Chair, 2nd by McLeod to continue hearing to February 23, 2006 at 7:30PM was voted 4 to 0 in favor.

Old Business:

Cashman Hill Estates – Mr. Daniel McCarty appeared before the Board to discuss the Definitive Plan Decision version 2.

Motion by Chair, 2nd by Kalagher to change wording in item 4 to original wording on original draft was voted 3 to 0 in favor.

Motion by Chair, 2nd by McLeod to grant waivers as written in item 8 was voted 3 to 0 in favor.

Motion by McLeod, 2nd by Kalagher to accept Hemlock Road as street name for division was voted 3 to 0 in favor.

It was discussed that the Definitive Plan must show Cashman Hill Road as a Scenic Road. A Scenic Road application must be filed and approved before opening Hemlock Road.

Motion by Chair, 2nd by Kalagher to approve Cashman Hill Estates 2006-01 Definitive Subdivision v2.1 Plan with conditions discussed (see File) was voted 3 to 0 in favor.

Mr. McCarty stated he has done a lot of work with LIP projects and is more than happy to offer his services as needed.

Lakeside Village OSRD – Reviewed Special Permit Modification #1. Changed date paragraph 2 to January 24, 2006.

Motion by Chairman MacMillan, 2nd by Whitney, to waive strict compliance with section 5.135.4 of the Ashburnham Zoning Bylaw pertaining to the minimum rear yard setback requirement of at least 40 feet was voted 4 to 0 in favor.

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Motion by Chair, 2nd by McLeod to accept modification #1 with date change paragraph 2 was voted 4 to 0 in favor.

8:00PM Appointment – Waterman/BNE – ANR – 174 Ashby Road
Reviewed changes as requested last PB meeting.

Motion to endorse plan, as revised, by Whitney, 2nd by Kalagher voted 4 to 0 in favor.

Correspondence:

Memo from TA on Community Preservation Act Informational Session to be held February 15, 2006 at 7:00PM in the Senior Center.

Invoice for Viking Office Products for \$61.95 approved for payment.

Distributed Worksheet for Building Permits from 1987 through 2005.

Chair stated resignation letter from Salo has gone to Town Clerk.

Town Caucus end of month. Chair suggests find someone to ask to run to fill Salo's position.

Meeting adjourned at 9:40PM on motion by Chair and seconded by McLeod.

Respectively submitted

Bruce Whitney