

Planning Board
Minutes
March 23, 2006

The Planning Board meeting convened at 6:32PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Bruce Whitney; and Tom Ruble. Absent were Bob MacLeod and Town Planner Eric Smith.

Chairman MacMillan read the agenda.

Open Discussion:

- David Bingham, of D & Z Bingham Custom Builders, appeared before the Board with a letter asking for permission for occupancy #9 Williams Road before the common driveway is complete. Mr. Bingham is looking for final inspection from Building dept on Saturday March 25th. Chairman MacMillan suggests we allow this but the next occupancy permit will not be allowed until everything is complete. Motion made by Kalagher to allow occupancy of House #9 before completion of common driveway. 2nd by Whitney. Voted 4 to 0 in favor.
- Stephen Anderson appeared before the Board asking for occupancy before common driveway completed for lot 3 & 4 on East Rindge Road. After some discussion, it was agreed the Board would go out and review site on Saturday March 25th and get back to Mr. Anderson as to what steps need to be taken before Board allows occupancy.
- Denis D'Amore and Michael Hannon appeared before the Board for discussion on Lakeside Village. Would like to get an amendment to the covenant to allow model before the road is completed. Board has no objection to amending the covenant. They asked if they are allowed to put signs out advertising. Chairman MacMillan advised them he will try to contact Debbie Phillips and get some opinions.
- Bob Shattuck appeared before the Board with concerns about the Patriot Estates subdivision. He stated he is against the subdivision and he is proposing each lot be accessed from Marshall Mills Road. Chairman MacMillan advised him there is a plan before us and that he is welcome to attend the hearing and voice any opinions then. Board cannot make any comments at this point.

7:15PM - Scenic Road Hearing – Cashman Hill Road – McCarty Assoc.

Chairman opened hearing and immediately recessed since no one at meeting.

Chairman Comments:

- Abutters guide has been updated and will be distributed at next Board meeting.

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- Chairman MacMillan asked Town Webmaster if he would put Abutters Guide, House Numbering Enforcement Letter, and House numbering Regulations on town website. He agreed to do.
- CPTC Seminar – Attended by Chairman MacMillan, Joe Kalagher, and Bruce Whitney. Brief update on seminar was presented.
- Murray Road – Board discussed letter from Debbie Phillips. Chairman MacMillan stated the options he sees are to leave as is; rezone as requested at Town Meeting, or zone 300 feet back as residential on both sides leaving 150 feet for access to industrial.

7:45 PM – Joseph Livergood – ANR – Platts Road/Westminster Street – Scott Curtin from Hannigan Engineering appeared before the Board to explain the ANR request. After discussion, a motion made by Kalagher, 2nd by Whitney, to endorse the ANR creating 3 new lots was voted 4 to 0 in favor.

Minutes of March 9, 2006 Board meeting were approved 4 to 0 on motion by Ruble and 2nd by Kalagher.

Two Building permit applications were signed by Chairman MacMillan.

- Lot #9 Hay Road
- Lot # 11A Hay Road

Notice of decision for Dwight Wheeler for variance to construct second floor at 101 Dunn Road. ZBA granted with conditions.

Notice of ZBA hearing March 29th for Nell Farrand and Scott Foster.

Surrounding Towns notices of public hearings reviewed.

Reopened Cashman Hill Scenic Road Hearing. Motion by Whitney to continue hearing until April 13, 2006 at 7:30 PM. 2nd by Kalagher. Voted 3 in favor to 1 abstain. Tom Ruble is an abutter and abstained from vote.

Board reviewed draft zoning articles to be presented at Town Meeting. Major Residential Development proposal was discussed.

Kalagher stated two General Bylaws being worked on, Driveway bylaw and opening up Streets and Roads.

Meeting adjourned at 9:15 PM.

Respectively submitted,

Bruce Whitney