

Planning Board  
Minutes  
June 08, 2006

The Planning Board meeting convened at 6:35PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Bob MacLeod; Bruce Whitney; Tom Ruble; and Town Planner Eric Smith.

Agenda read by Chairman MacMillan.

Minutes of the May 11<sup>th</sup> Planning Board Meeting were approved on motion by MacLeod with a second by Kalagher. Motion carried 5 in favor, 0 against.

Chairman Comments:

Chairman MacMillan and Eric think we should schedule another meeting this month.

Scheduled for June 29<sup>th</sup> at 6:30 PM.

Chairman MacMillan brought up the idea of grouping all ANR appointments at 7:15 PM each meeting. All members agreed it was a good idea. Will be implemented next meeting.

Chairman MacMillan commented that the base coat is down at Lakeside Condos and Building Inspector has issued foundation permit.

Town Planner Comments:

Eric discussed the Smart Growth Technical Assistance Grants for 2007. Will apply for Low Impact Developments and Planned Unit Developments.

Flow Chemical is looking to expand there business. Property is zoned RA and will need to be rezoned Industrial before they can proceed.

Eric discussed Scot Fosters Main Street project.

Letter from Geoffrey Evancic (On File with PB) submitting a request to the PB to substitute two of the approved items for the construction of the road infrastructure. Voted 5 to 0, on motion by Kalagher with a 2<sup>nd</sup> by MacLeod, to allow substitution of the RCP pipe. Voted 4 to 1 to substitute the guard rail system to wood posts and steel non shiny rails to be approved by PB before installation.

Russell Hill Road 180 acres for \$1,000,000. Town has 6 months.

Dymek 40b hearing scheduled for June 21, 2006 at 7:30 PM.

Open Discussion

- Ernie Beland of High Street (Old Four Winds property) appeared before the board looking for advice on preliminary plans for his property.

7:15 PM – Curry – ANR – Main Street

Motion by MacLeod, 2<sup>nd</sup> by Whitney, to approve ANR as presented by Neil Szoc was voted 5 to 0 in favor.

7:15 PM – Manchester - ANR – Platts Road

Scott Curtain presented ANR. Reviewed and made changes for frontage. Motion made by

Kalagher and 2<sup>nd</sup> by Ruble to approve as modified. Voted 5 to 0 in favor.

7:30 PM – Gallagher ANR – Platts Road (Originally scheduled for 9:00 PM)

ANR presented by Neil Scoz. Motion by Ruble, 2<sup>nd</sup> by Kalagher, to approve as presented. Voted 5 to 0 in favor.

7:30 PM – Livergood Common Driveway Continuation.

Applicants Engineer submitted request to continue hearing so they have time to respond to Rizzo Associates letter. Voted 5 to 0 to continue hearing until June 22<sup>nd</sup> at 8:00 PM.

8:00 PM – Patriots Estate Subdivision Hearing

Hearing opened by Chairman MacMillan. Joe Kalagher recused himself as an abutter. Chairman MacMillan commented that according to Town Council, PB can't make judgment on Marshall Mills Road.

After some discussion on drainage concerns hearing was closed on motion by Whitney and 2<sup>nd</sup> by MacLeod. Voted 4 to 0 in favor.

Motion by Whitney, 2<sup>nd</sup> by MacLeod, to approve waivers as listed in item 6. Voted 4 to 0 in favor.

Motion by MacLeod, 2<sup>nd</sup> by Ruble, to approve definitive plan as presented with revisions to item 11 and other typo and grammar changes. Voted 4 to 0 in favor.

8:30 PM – Stephen Anderson – East Rindge Road

Stephen appeared before the Board with a request to change from Common Drive to Private Drive. He was advised a letter is needed to rescind the special permit for a Common Drive.

8:30 PM – John Howland – ANR – Sherbert Road

John Howland appeared before the Board to explain his ANR request.

Motion by Kalagher, 2<sup>nd</sup> by Whitney, to accept ANR as modified. (Lot A2 noted as not a building lot) Voted 5 to 0 in favor.

Motion by Chairman, 2<sup>nd</sup> by Ruble, to waive fee was voted 5 to 0 in favor.

9:15 PM – Richard Wright – Site Plan Update

Richard Wright appeared before the Board requesting extension for site plan for restaurant.

Motion by Chairman MacMillan, 2<sup>nd</sup> by MacLeod, to extend the required improvements for SPR 2005-02 and 2006-03 until August 24, 2006. Voted 5 to 0 in favor.

9:30 PM Mike Hannon - Binder

Mike appeared before the Board looking for Partial Release of Covenant in order to get a building permit issued for model. Not enough information to approve. Will meet week of 6/12/06 if he gets the necessary information together.

Correspondence

TA received letter from the Robichauds at 38 Holt Road. Chairman MacMillan read the letter and it was noted there were many inaccuracies. Read into record. On file with PB.

Reviewed Building Commissioners Activity Report. Noted 1 building permit in May and 3 in April.  
Rindge Board of Adjustment sent letter thanking for our input concerning Home Depot.  
Reviewed ZBA decisions and hearings.

Chairman MacMillan signed building permit application for 121 Sherbert Road. (David Salo)  
Building permit for 48 Gardner Road not signed due to lack of a plot plan.

Meeting was adjourned at 10:45 PM.

Respectively submitted,

Bruce Whitney - Clerk