

Planning Board  
Minutes  
July 13, 2006

The Planning Board meeting convened at 6:32PM 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 June 15th Planning Board Meeting were approved on motion by Kalagher with a second by Whitney. Motion carried 3 in favor, 0 against. (3 Members present at June 15<sup>th</sup> Meeting.)

Minutes of June 22<sup>nd</sup> and 29th Planning Board Meeting were approved on motion by Kalagher with a 2<sup>nd</sup> by MacMillan. Voted 4 in favor 0 against.

Chairman Comments:

- Chair stated all changes discussed at prior meeting have been made to Rules and Regulations.
- Chairman Macmillan discussed the Miyares & Harrington LLP letter requesting information as to the status of Ferin Road.

Town Planner Comments:

- Lakeview Estates – Lot 10 discussion on driveway location. After some discussion about concerns with Lakeview, it was decided to get Geoff Evancic to our next PB meeting on July 27<sup>th</sup> to clarify some concerns.
- Eric talked to Town Administrator about the U Mass proposal for the Industrial Siting Study.  
Okay from TA to hire them. Eric will follow up.
- Affordable Housing Plan awarded to Karen Sunnarborg.
- Eric stated driveway setback is on selectmen agenda for July 17<sup>th</sup>.
- Rebecca Mc Dermott, a consultant with Mass Water Association, has supplied a copy of Water Supply Protection District Bylaw.
- Discussion on Durkee property on Hastings Road. Joe and Bruce to contact Mr. Durkee to get his thoughts on property.

7:00 PM - Open Discussion

Scott Foster submitted site plan review application to Board. Scott discussed his timetable requirements. Discussed site review requirements such as lighting, drainage, signage, etc.

Will make appointment for July 27<sup>th</sup> PB Meeting for Site Plan Review and approval.

7:15 PM – Cashman Hill Estates

All Requirements have been met for approval.

Motion by Chairman MacMillan, 2<sup>nd</sup> by Whitney, to endorse covenant for Cashman Hill Estates Subdivision, and further endorse Milars for Cashman Hill Estates, and applicant must supply 3 copies of approved plan. Voted 4 in favor (MacMillan, MacLeod, Kalagher, and Whitney) to 0 against. Ruble is an abutter and did not vote.

7:30 PM – Livergood Common Driveway Hearing

Hearing opened by Chair.

Eric discussed site visit made after last meeting. Site Line Distance clarified and is acceptable. Drainage concerns are being addressed.

Reviewed Rizzo comments.

Motion by Ruble, 2<sup>nd</sup> by Kalagher to close hearing was voted 5 to 0 in favor.

7:30 PM – ANR Correction – Livergood – Platts Road

Motion by MacLeod, 2<sup>nd</sup> by Whitney to accept ANR as revised was voted 5 to 0 in favor.

8:15 PM – Roger Clark ANR Correction – Packard Hill Road

Steve Ballard presented changes to the Packard Hill Falls ANR. Motion by Kalagher, 2<sup>nd</sup> by MacLeod to accept as presented was voted 5 to 0 in favor.

8:00 PM – Ernie Beland – Four Winds Drive

Chris Mossman presented issues in creating subdivision at this location. Chairman MacMillan has concerns with driveway pitch.

Further review and study will continue.

Correspondence

-Reviewed memo from KP on Thibert 61A Land. Selectmen will go into executive session to discuss.

-Memo from TA congratulating Eric for his work on Whitney Park Estates.

-Chair commented Eric has been here for one year. Many positive comments from PB Members

on work he has accomplished and how he has made it easier for PB.

-Discussed Patriot Estate appeal process.

Meeting was adjourned at 9:37 PM on motion by Chair, 2<sup>nd</sup> by Ruble.

Respectively submitted,

Bruce Whitney - Clerk