

Planning Board
Minutes
August 31, 2006

The Planning Board meeting convened at 6:30PM 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 August 10th Planning Board Meeting were approved on motion by Kalagher with a second by Whitney. Motion carried 3 in favor, 0 against.

Invoices: Chairman MacMillan approved 2 membership invoices for “Mass Federation of Planning & Appeals Board, Inc.” Planning Board and ZBA each \$60.00.

7:00PM – Open Discussion:

Bruce David and Tyson David appeared before the Board to discuss plans for a 3 season Country Store at 101 and 119. Board explained the process and what they need to do to submit plans. They were advised to contact the BOH and the State Highway for their requirements. They intend to submit a plan in the near future.

7:15PM – ANR – Robert Dufour – Procter Street

Mr. and Mrs. Dufour presented a Lot Line Elimination Plan to combine 2 lots into 1. After some explanation and discussion it was voted 5 to 0 to accept plan as submitted on motion by MacLeod, with a second by Whitney.

7:30PM – Rules and Regulations Amendment Hearing

Hearing was opened by Chairman MacMillan and recessed until later this evening.

8:00PM – Richard Wright – Store Discussion

Richard Wright appeared before the Board requesting an extension until Town makes a decision as to whether there is interest in a purchase. Also, requesting an extension until June 1, 2007 for final paving requirement. He states there are 2 banks interested in purchasing the white building if Town has no interest. Finished tree plantings and will complete bark mulch on Sept 1, 2006. Dumpsters are being moved and will be fenced in. After some discussion it was voted, in favor, 5 to 0 on motion by Ruble with a second by MacLeod to allow final paving requirement be extended until June 1, 2007, and all other outstanding conditions in PB Site Plan review decision SPR 2005-02 & SPR 2006-03, be completed prior to occupancy.

Town Planner Comments:

- Eric Reviewed Monthly Town Planner Report detailing activities covering July 26, 2006 to August 22, 2006. (On File)
- Eric reviewed the developments of the drainage issues on S. Andersons lot 3 East Rindge Road property. Current permit expires January 2007.

- Reviewed updates on Foster 76-78 Main Street.
- Reviewed updates on rail trail.
- Land Siting Study. Students to meet with PB late September.
- Town Barn- Reviewed sites. Meeting with CMSMA Sept. 27, 2006 at 3:30PM.
- Lombard Property. Board to submit letter to TA suggesting forming a committee to study possible uses of land.
- November 2, 2006 affordable housing forum at Overlook Middle School.
- Dymek 40B – ZBA made some changes as outlined in PB presentation to ZBA. Sewer issues are of concern. PB to send letter to BOS and TA concerning issues.
- TP Annual Review. After reviewing, motion made by Chair, seconded by MacLeod, to approve self-evaluation and send to TA. Voted 5 to 0 in favor.

Manchester Common Driveway Decision

Motion by Chair, seconded by Kalagher, to waive section 5.142.9 of Ashburnham Zoning By-Law pertaining to establishment of a homeowners association. Voted 4 to 0 in favor.
Motion by Ruble, seconded by Whitney, to approve common driveway special permit 2006-07. Voted 4 to 0 in favor.

Rules and Regulations

Hearing reopened. Reviewed changes made at the August 10th meeting. Reviewed additional changes to be adopted.
Motion to continue hearing until 8:15 PM Sept. 14, 2006 was made by Chair and seconded by Whitney. Voted 4 to 0 in favor.

Meeting was adjourned at 9:55 PM on motion by Whitney, seconded by Kalagher. Voted 4 to 0 in favor.

Respectively submitted,

Bruce Whitney - Clerk