

Planning Board
Minutes
October 26, 2006

The Planning Board meeting convened at 6:31PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Bruce Whitney; Bob MacLeod; and Town Planner Eric Smith. Tom Ruble arrived at 6:37 PM.

Agenda read by Chairman MacMillan.

Minutes of the October 5th Planning Board Meeting were approved, with changes discussed, on motion by MacLeod with a second by Kalagher. Motion carried 4 in favor, 0 against.

Chairman Comments:

- All changes to rules and regulations are now on town website.
- Update given on Murray Road
- Reviewed Lakeview Estates update reports dated the 13th and 19th.
- Lease didn't go through for lower level of hardware store.
- State wants to purchase Richard Wrights property on Route 119.
- No update on Williams Road Common Driveway

7:00PM – Open Discussion:

- Ralph Kinney appeared before the Board with an update on Patriots Estates. He would like to change plans and submit sketches for a 5 lot OSRD development. He has been to Land Court and has had discussions with Bruce Johnson and Frank Biotti and believes all can agree to a satisfactory plan. Mr. Kinney is scheduled to come back to PB at 8:30 PM on November 9th with sketches of proposed OSRD Plan.
- Bruce David and Neil Szoc came before the board to get a clear understanding of the requirements needed for Mr. David's lot on Little Watatic Pond Road. Chairman MacMillan advised it requires a two step process. Since it doesn't meet the frontage requirements, a sub-division plan and a variance from the ZBA are needed.

Town Planner Comments:

- Eric reviewed highlights of the October 26, 2006 monthly Town Planner Report. (On File)
- 262 Hastings Road, Bates, deadline was due today. Acting TA recommends sending one more letter giving him ten days to respond.
- Discussed a citizens concern with Kevin Lashua Route 12 property.
- Reviewed various correspondence.

7:15 PM – Grant Maloney – ANR – Rindge Turnpike

Mr. Maloney appeared before the board and discussed and reviewed an ANR for Rindge Road / Wagg Road. A motion to endorse ANR plan as presented was voted 5 to 0 in favor on motion by Whitney, with a second by Ruble.

7:30 PM - Ernie Beland – For Winds Drive

Working on preliminary plans and will schedule a meeting with the Board in the future.

7:45 PM – Michael Hannon – Lake side Village – Request for special permit.

Mike Hannon asking for a special permit to allow one common driveway for six units.

Tom Ruble recused himself from discussion and vote. After reviewing changes a motion by Chair to find changes minor in nature and authorize special permit under section 5.14.2 of the Zoning By-Laws, and waive section 5.139.1, allowing access to lots 9, 10, and 11. Seconded by MacLeod, and voted 4 in favor, 1 abstain. Voting in favor was Chairman MacMillan, J. Kalagher. B. MacLeod and B. Whitney.

Old Business

Discussed Tri-Party Agreement for Cashman Hill Estates and will file with records.

Correspondence

- Letter from Registry of Deeds asking for signatures in place of PB. Doesn't apply and no action taken.
- Reviewed MRPC Annual Report.
- NRWS Annual Meeting at Fay Club.

Reviewed "To Do List" and approved by consensus.

Chair distributed draft copy of "Procedural Rules Governing the Planning Board" for members to review for next meeting. Also, Application for Clearance Prior to Issuance of Building Permit.

Affordable Housing Committee public forum is Thursday November 2, 2006 at 7:00 PM at Overlook Middle School.

Meeting was adjourned at 9:30 PM.

Respectively submitted,

Bruce Whitney - Clerk