

Planning Board
Minutes
November 9, 2006

The Planning Board meeting convened at 6:40PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Bruce Whitney; Bob MacLeod; Tom Ruble and Town Planner Eric Smith.

Agenda read by Chairman MacMillan.

Minutes of the October 26th Planning Board Meeting were approved, with spelling change discussed, on motion by Ruble with a second by MacLeod. Motion carried 5 to 0 in favor. Eric suggested I send approved minutes to webmaster for posting. I will start sending all approved minutes.

Chairman Comments:

- Discussion on ANR lots 9 and 11 on Hay Road. Once the plan is approved, according to Town Council Debbie Phillips, it becomes the Building Inspectors responsibility to enforce, Chapter 40 Section 7. Any one who has a complaint concerning a special permit must submit a letter to the Building Inspector.
- Geoff Evancic letter requesting 48 hour notice on any issue to be discussed with Lakeview Estates project. Chairman MacMillan will send Mr. Evancic a note explaining he will be notified when there is a specific agenda item to be discussed concerning Lakeview, but we don't have any control of who shows up at 7:00 PM open discussion.

7:00PM – Open Discussion:

- Rick Cuddy from Lunenburg appeared before the Board stating his intentions to purchase land on Lake Haven Drive. He said he could end up with 8 ANR lots and asked how he could make it a Town Way. Chairman MacMillan advised he needs to look at Rules and Regulations governing subdivision of land and that the Board needs to visit site before any discussions can take place.
- Mr. Leland Ross, President of Stodge Meadow Association, appeared before the Board to express concerns regarding the flooding of Hay Road. Chairman MacMillan explained Town Council opinion that under a Special permit the Building Inspector has the enforcement powers. Chairman MacMillan discussed the Wyman vs. ZBA civil action in Grafton, MA. Mr. Ross was requesting no occupancy permit be issued until problem resolved.
- Sylvia Lamb appeared before the Board to discuss plans for land at Hilltop Drive and Brook Road. Grade doesn't meet requirements. Chairman MacMillan advised she would need a definitive plan and her best bet would be to talk to an engineer.

7:30 PM – UMass Department of Landscape Architecture and Regional Planning Studio Students –

Industrial and Economic Development Land Siting Study.

Nate Malloy and John Hersey, two students of the four student team gave their mid-semester presentation on the work completed to date on the Study. Bill Johnson, Ralph Kenny, Colon Balogh, and Fred Mellon were present to here the discussion. Those in attendance said it was an excellent presentation, and good input from Mr. Kinney and Mr. Balogh were heard.

Another update for December 14th was scheduled.

8:30 PM – Ralph Kenny – Patriot Estates

Mr. Kenny appeared before the Board with preliminary plans for Patriot Estates. He has been

Working with abutters in trying to develop a plan to satisfy all. Nothing can be done until decision from court.

Correspondence

- Letter from Christina Sargent, Historical Commission, to EBI Consulting discussing areas of concern with cell tower.
- Memo from Eric to TA requesting formation of a Low Impact Development Bylaw Committee. This committee is needed to fulfill the requirements of the \$7,100 Smart Growth Technical Assistance Grant received by the Town to develop the bylaw.
- Memo from Eric to Interim TA Re: Citizen Concern on Lashua Winchendon Road Property.
- Received progress reports from Rizzo Associates for Lakeview Estates and Lakeside Village, both dates November 1, 2006. On file.
- Legal Fees for The Gardner News have been increased. Typical fee for planning Board is \$122.40. Fees posted in Land Use Office.
- Dave Bingham, 13 & 15 Williams Road requested inspection of his Common Driveway. Chairman MacMillan indicated the street numbers did not meet the 3” minimum required. Mr. Bingham was notified of the defect. Need to schedule a site visit for final approval with at least two members.

Discussion of the “Procedural Rules Governing the Planning Board” has been moved to the December 14th meeting.

Meeting was adjourned at 9:50 PM.

Respectively submitted,

Bruce Whitney - Clerk