

Planning Board  
Minutes  
January 12, 2006

1. The Planning Board meeting convened at 6:45PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Bruce Whitney; Gary Howland, Associate Member and Eric Smith, Town Planner. Members absent: Robert Salo and Robert MacLeod.
2. The minutes of December 8, 2005 were not approved, as there was not a quorum of members that were present at the December 8<sup>th</sup> meeting to vote.
3. The Chair signed an invoice for Staples for two office chairs in the amount of \$159.88.
4. 7:00PM – Open Discussion

Richard Wright approached the Board with conceptual questions concerning his property located on Rindge State Road (Map 29, Parcel 1). The parcel is located in the GB district. The property has the potential for 36-48 conventional lots (pending septic approvals). Mr. Wright is proposing a 14-16 lot Open Space Residential Development (OSRD) with a road length greater than is allowed by the Rules & Regulations. He indicated that length may be in the 1000' range or greater. Presently the GB district does not allow OSRD's, but the Board is planning a zoning amendment to allow OSRD's in The GB district for the Annual Town Meeting. The Board had no opinion on the roadway length until it received comment from the Fire Chief. Eric to contact Fire Chief for his input.

5. 7:15 – Bill Hillman Re: Lot 0 Saari Camp Road

Mr. Hillman came before the Board to discuss the driveway placement of his new dwelling off of Bachman Road (Saari Camp). On January 9, 2006, the chairman and Town Planner conducted a site visit to the area. The distance from East Rindge Road to the house is approximately 0.7 tenths of a mile. Mr. Hillman is preparing to access his property along the back side of the lot, along the access to the Ninamaki property. Discussion centered on house numbering. Mr. Hillman to determine the distance from the start of Bachman Road (Yellow gate) and determine the house number using the 40' rule. Said distance and number to be reported to the Land Use Office. Plot plans, drawings and pictures on file with the Town Planner.

6. 7:30PM – McCarty Re: Cashman Hill Estates continuation

The Chair informed the applicant that there was not a quorum to reconvene the hearing. Only two members present were eligible to open the hearing. The Board voted to continue the hearing until January 26, 2006 at 8:30pm

7. 8:00PM – Richard Wright Re: Hardware Store Complex

Mr. Wright approached the Board to discuss a number of issues concerning site work at the hardware store complex. Mr. Wright indicated that he is preparing the parking plan with the intention of a 90 seat restaurant in the lower section of the addition. The discussion included the parking arrangements, traffic flow to the rear area and drainage at the rear of the lot out to Town owned property. He indicated that there is insufficient room for two-way traffic without the land swap with the abutter. There is only 18' to the property line at the current time. If the land swap goes through Mr. Wright was willing to limit traffic on to Ames Avenue, otherwise there would be no alternative, but to exit out Ames Avenue. He also stated that he would install a gate at Ames Avenue if he was able to complete the land swap. Mr. Wright also indicated that he was going to propose a storage facility at the rear of the lot, behind the Video Store.

Mr. Wright requested that the Board support his request for reduced parking requirements when he appears before the ZBA on January 25, 2006. The Chair and Town Planner indicated that they felt that the parking requirements in the Zoning By-law were excessive and that we were working on changes for the Annual Town Meeting.

8. Chairman Comments

Affordable Housing Committee has been appointed. First meeting is scheduled for February 6, 2006.

Land Use Budget meeting was held with John, Eric, Mike Gallant and TA. TA requested that we look at our fee schedule. John commented that we were in the process of reviewing along with the update of our Rules & Regulations. At this point our budget looks acceptable. Salaries were limited to 3% until the completion of the Wage Classification study being prepared by an outside consultant.

The Board is scheduled to meet with the BOH on February 6, 2006 at 7:15pm to discuss further the issue of shared septic systems.

The ZBA has met twice to discuss the filling fee for the Dymek 40B. Guidelines indicate that the fee should be compatible with existing Planning Board fees. ZBA has not yet made a determination.

9. The Town Planner presented his 5<sup>th</sup> Town Planner Report. The detailed report was highlighted by Eric. The complete report is available from the Town Planner.

10. Murray Road Rezoning

After lengthy debate and input from the Town Planner, the Board voted to recommend the zoning article with Town Counsel changes for approval at the STM. John and Eric to prepare document for presentation. Motion by Kalagher, 2<sup>nd</sup> by Whitney. Approved 3-0.

11. House Numbering By-law

The Chair briefly reviewed the House Numbering Regulations and letter to residents to bring new member Whitney online with work the Board had previously completed. Having no response or comments from the TA, BOS, Police Chief and Fire Chief it was voted to adopt the regulations and request that the letter be sent out via AMLP bills. Motion by Whitney, 2<sup>nd</sup> by Kalagher. Motion approved 3-0. John to prepare certified copy for Town Clerk and contact AMLP.

12. The remainder of the meeting was consumed with proposed zoning amendments for the ATM.

The Town Planner presented a number of proposals and described his suggestions on a number of issues that the Board had concerns. Draft revisions prepared and ready for discussion:

Add new section 3.35, concerning land clearing, excavation, tree removal, etc;

Allow OSRD in the GB district;

Allow Common Driveway in any district;

Section 3.24 Business, new use allowing self storage units by SP.

Items still under discussion:

Revising Site Plan Review;

Creating Major & Minor subdivisions providing for OSRD over conventional subdivisions;

Revising parking regulations;

Driveway By-law and/or regulations.

Joe Kalagher is to start researching driveway regulations, with assistance from Town Planner.

13. Correspondence Reviewed

Letter from TA appointing Eric to the permanent position of Town Planner. Congratulations Eric!!

Conflict of interest seminar scheduled for January 18, 2006 at 7PM

Building Commissioner Report for November 2005

ZBA hearing – Hardware Store January 25, 2006

14. Meeting adjourned 10:20PM

Respectfully submitted,

John MacMillan  
Acting secretary