

Planning Board  
Minutes  
January 26, 2006

1. The Planning Board meeting convened at 6:30PM with the following members present: John MacMillan, Chairman, Joseph Kalagher; Bruce Whitney; Robert MacLeod; Gary Howland, Associate Member and Eric Smith, Town Planner.
2. Administrative issues:
  - Chairman MacMillan stated Bob Salo has submitted his resignation from the Planning Board. John asked Bob if he would stay on until Patriots Estates is finalized. Bob said he would think about it and get back to John. Resignation has not been submitted to Town Clerk.
  - Chairman MacMillan stated only he and Joe Kalagher are eligible to vote on Patriots Estates.
3. Agenda was read by Chairman MacMillan. Noted Brian Szoc asked if he could move up appointment from 8:45 to 7:30.
4. December 15, 2005 workshop minutes approved with changes. Listing Whitney as an observer since he wasn't a member at that point. Also, added discussion about changing rules and regulations. Motion by MacLeod, second by Kalagher. Vote 3 in favor 0 opposed.
5. Motion by Kalagher second by MacLeod to accept minutes of December 8, 2005 meeting. Vote 3 in favor 0 opposed.
6. Motion by Whitney second by MacLeod to accept minutes of January 12, 2006 meeting with the addition of "that were" on item 2. Vote 4 in favor 0 opposed.
7. Motion by MacLeod second by Kalagher to forward Annual Report to BOS. Chairman MacMillan noted Bray Avenue subdivision was added. Vote 3 in favor 0 opposed.
8. Citizens Planner Training Workshop scheduled for Saturday March 18, 2006. Anyone interested in going contact Chairman MacMillan.
9. Chairman MacMillan looking at dropping a lot of the detail submitted to members with ANR's. This as a result of comment from Salo to Kalagher about being overwhelmed with paperwork.
10. 7:00PM - Open Discussion

Ed Vitone of Russell Hill Road approached the Board with process questions concerning rebuilding a stonewall and removing trees on a scenic road. Chairman MacMillan advised him of the process and that he would have to have a hearing with Planning Board and Tree Warden.
11. Final House Numbering document to be included in members books. Chairman MacMillan discussed mailing with AMLP. Rail Trail may be ahead for a mailing. Chairman MacMillan will write a letter to Rail Trail Committee to see if it is possible to get the House Numbering ahead.

12. 7:15PM – Brian Connaughton – ANR – Lake shore Drive

Kelly Connaughton appeared before the Board to discuss combining two non-conforming lots into one non-conforming lot. Question Kelly had was will it still be grandfathered? She was advised the Zoning Officer would be the person to answer that. It was suggested she talk to an attorney about the pavement encroachment. Motion by MacLeod second by Whitney to accept as presented. Vote 4 in favor 0 opposed.

13. 7:30PM Szoc/Henrie - ANR – Platts Road

8:45PM Appointment moved up. Dividing one lot into two lots. Motion by Chairman MacMillan second by Kalagher to accept with house number change and ZBA comment. Vote 4 in favor 0 opposed.

14. 7:30PM Patriots Estates – Not sufficient quorum to conduct hearing. Motion by MacMillan second by MacLeod to continue hearing until February 9, 2006 at 7:30PM. Vote 4 in favor 0 opposed.

15. 8:00PM – Steven Bates – Hastings Road

Steven Bates appeared before the Board to inquire what he needs to do to replace wall. Chairman Macmillan advised him we need to see a plan showing how he is going to replace the wall and need a confirmation, from surveyor, boundary markers are still there. Chairman MacMillan advised him he needs to have a plan on drainage. He has to have a public hearing and has to pay fees associated with hearing. Mr. Bates stated he will wait until mid spring and proceed.

16. 8:15PM – Waterman/BNE – ANR – 174 Ashby Road

Discussion centered on how confusing the notes on the plan and the plan itself were. It was agreed changes, as discussed, would be made and brought back to the next Planning Board meeting.

17. 8:30PM – Cashman Hill Estates

Chairman MacMillan re-opened the Cashman Hill Estates hearing. Chair had attendance sheet signed and advised only three members eligible to vote. Chairman MacMillan, Joe Kalagher, and Robert MacLeod. Patrick McCarty addressed his responses to letters from Eric Smith and John Bordman, Ross Associates (Planning Board consulting engineer). Eric Smith said he has two issues. Homeowners Association and Trees. After much discussion Chairman MacMillan made recommendation to close the Cashman Hill Estates hearing. Second by Kalagher and voted 3 in favor 0 opposed.

18. 9:00PM - Michael Hannon – Setback Waiver on Lakeside Village

Michael Hannon appeared before the Board to request a waiver from the rear lot line setback. Plans presented show ten feet. After discussion it was decided to redesign to fifteen feet from lot line.

19. Town Planner Comments

- Reviewing Planning Board fees and waiting for Town Council opinion.
- ZBA meeting 1/25/2006 – Hardware Store – “Parking Space Requirements Analysis”. ZBA took hearing under advisement and continued hearing. Eric distributed copies of his analysis to members of the Board.

- Eric discussed two day “Roundabout Workshop” scheduled for March 21<sup>st</sup> and 22<sup>nd</sup>. Anyone interested contact Eric.
- BOH meeting on shared septic systems scheduled February 6, 2006 at 7:15PM.
- Discussion on LIP (Local Initiative Program). Trout Brook development. Mixed use area, Off of Gardner Road.

20. Correspondence

Building Commissioner Report – December showed two new dwelling units. Chairman MacMillan stated it brings total to twenty eight for 2005, below the thirty six allowed.

21. Chairman MacMillan scheduled a workshop meeting for March 2, 2006 at 6:30PM.

22. Meeting adjourned at 10:00PM on motion by Chair and seconded by Whitney.

Respectively submitted

Bruce Whitney