

Planning Board
Minutes
February 23, 2006

The Planning Board meeting convened at 6:35PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Bruce Whitney; Robert MacLeod; and Eric Smith, Town Planner.

Agenda read by Chairman MacMillan.

Minutes of February 09, 2006 were approved, with spelling changes for MacLeod, on motion by MacLeod and 2nd by Kalagher. Vote 4 in favor 0 against.

Chairman Comments:

- Letter of resignation by Gary Howland read by Chairman.
- Reminder of Monday 2/27/06 Town Caucus
- Workshop meeting for Planning Board Thursday 3/2/2006 at Fire Dept meeting room. Will meet at 6:30 PM and watch 2 – 12 minute tapes. Will discuss changes to Rules and Regulations, Fees, and Zoning changes.

Town Planner Comments:

- Sherbert Road Site Visit – Joe Kalagher and Eric Smith discussed their walkthrough of the Lakeside Village development.
- Eric discussed his continuing research on parking.
- Part time Conservation Agent will start Friday 2/24/2006.
- School Dept – Light poles on left side of Oakmont Drive could potentially be wet land issues.
- Meeting scheduled on Murray Road issue for 2/27/2006 at 4:00PM.

7:00 PM Open Discussion:

Richard Wright asked if G-B zoning was going to allow OSRD. Chairman MacMillan told him PB planning to take it to town meeting for vote.

7:15 PM - Cornerstone – ANR – Cross and Harris Road Appointment:

- Kristine Symonds appeared before the Board with the ANR for Cross and Harris Road. ANR was reviewed and discussed and on motion by Kalagher, 2nd by Whitney was approved 4 to 0.

7:30 PM – Patriot Estates Subdivision continuation

Chairman MacMillan asked Mr. Ralph Kinney if he was going to withdraw. Mr. Kinney stated he is willing if seller agrees.

Not having a quorum to open hearing, Chairman MacMillan stated we will need to continue hearing to March 9th, 2006 at 8:00 PM.

Motion by Chair, 2nd by Kalagher to extend hearing voted 4 to 0 in favor.

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8:00 PM – R. Lincoln Stiles/Wagner – ANR – Sherbert Road:

Lincoln Stiles and Robin Wagner appeared before the Board with an ANR for Sherbert Road. ANR was reviewed and discussed and on motion by MacLeod, 2nd by Whitney was approved as presented by a vote of 4 to 0 in favor.

8:15 PM – Richard Wright – Site Plan Review – 3 & 7 Central Street:

Richard Wright submitted a site plan for a 90 seat restaurant. Plan highlighted the required 34 parking spaces needed.

Chairman MacMillan noted referral notice sent to Town boards and Committees. Have until 3/3/2006 to respond with issues and comments. Received one back from Fire Dept with no issues. After much discussion it was decided to continue to the 3/3/2006 Board meeting at 8:15 PM.

Correspondence:

Notice of hearing scheduled March 8, 2006 at 7:30PM at the Drop in Center. Mr. Dwight Wheeler seeking a variance per section 4.2 to construct a second floor over an existing garage and breezeway which does not conform to Ashburnham Zoning requirements. Property in R-B zone at 101 Dunn Road.

Chairman MacMillan read numerous notices from abutting towns.

Zoning for Affordable Housing – Inclusionary Zoning and Beyond – Eric Smith will attend Friday March 3, 2006 in Lexington.

Citizens Planning Collaborative March 18, 2006. Any member interested in attending need to make known by the working meeting 3/2/2006.

Miscellaneous:

Joe Kalagher commented on contractor doing pruning on Cashman Hill Road.

Chairman MacMillan stated Bray Avenue Subdivision plans are in the works. There was a question as to whether Road Layout had changed.

Tom Ruble attended Planning Board meeting and expressed an interest in becoming a member. Chairman MacMillan explained the duties and responsibilities of the Planning Board and advised Tom if was interested to advise Chairman MacMillan or Eric Smith and he would be nominated at the Town Caucus Monday 2/27/2006.

Meeting adjourned at 9:07PM on motion by Whitney and seconded by MacLeod.

Respectively submitted

Bruce Whitney