

Planning Board
Minutes
April 27, 2006

The Planning Board meeting convened at 6:34PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Bob MacLeod; Bruce Whitney; Tom Ruble; and Town Planner Eric Smith.

Agenda read by Chairman MacMillan.

Minutes of the April 13th Planning Board Meeting were approved on motion by MacLeod with a second by Kalagher. Motion carried 4 in favor, 0 against. (Tom Ruble arrived after this vote.)

Chairman Comments:

Letter to Mr. Evancic on inspection schedule and payment of consulting fees concerning Lakeview Estates Subdivision was read by Chairman MacMillan. Motion by MacLeod, 2nd by Whitney, to send letter to Mr. Evancic was voted 5 to 0 in favor.

Chairman MacMillan approved invoices for 2 members of ZBA and 3 members of Planning Board who attended Citizen Planner Training Collaborative on March 18th.

Chairman MacMillan approved invoice for \$58.50 payable to Thomsan West for update to Mass General Laws.

Chairman MacMillan signed building permit application for a new residence at Lot #7 Lakeshore Drive owned by James and Jacqueline Tabor.

Watershed Coalition Annual Meeting will be May 18th in Leominster. Eric Smith, Tom Ruble and Joe Kalagher may attend.

Cashman Hill Scenic Road – Motion by Kalagher, 2nd by Whitney, to approve scenic road permit #2006-04, Steepleview Realty Trust, 22 Cashman Hill road. Voted 4 in favor 1 abstain. Tom Ruble is an abutter and abstained.

Discussed motion at Town Meeting to ask for \$10,000 for article 35, Industrial and Economic Development related Land Siting Study. Motion by Chairman MacMillan, 2nd by Rubble to recommend article 35 was voted 5 to 0 in favor.

Discussed Affordable Housing article 36. Chairman MacMillan recommends supporting article, 2nd by MacLeod. Voted 5 to 0 in favor.

Town Planner Comments:

Discussed Ashburnham Source Water Protection Plan

Discussed Mark Dymek 40B Project. Meetings to be set up according to subjects.

April 11, 2006 Rindge NH Zoning Board of Adjustment voted that Home Depot has regional impact. There is a public hearing in Rindge on May 8th. Planning Board to have Eric send letter as to impact on Hardware Store and intersection of 101 and 119.

7:15 PM By-Law Hearing

Chairman MacMillan read the Public Meeting Notice.

Article 39 – Common Driveways. Intent of article explained to attendees.

Article 40 – OSRD- Green District. Article read and explained. No public comment.

Article 41 – Prohibited Activities – Stated Planning Board may vote to pass over.

Article 42 – Self Storage Facilities - Read and explained. No public comment.

Article 43 – Parking in Village Center – Intent explained to attendees.

Article 37 – Major Residential Developments – Various comments from chair and attendees concerning definitions and shared septic discussions with BOH.

Article 38 – Grammatical error – No public comment.

Article 33 – Murray Road - Town Planner, Eric Smith, gave an update on developments since the original presented at fall Town Meeting. Comment by Mr. Sisson – opposing keeping one side Industrial.

Planning Board voted on their recommendations.

Motion by Ruble to recommend Articles 33, 37,38,39,42, and 43. 2nd by Kalagher. Kalagher motion to amend Article 37, section 5.15.2 c to read 600 feet. 2nd by MacLeod. Voted 5 to 0 in favor.

Motion by MacLeod, 2nd by Ruble, to recommend passing over article 41 was voted 5 to 0 in favor.

8:00 PM – Patriots Estate Subdivision Hearing - continuation

Hearing opened by Chairman MacMillan. Joe Kalagher recused himself as an abutter.

Steve Aldrich shared his comments on the subdivision project.

Abutters had numerous concerns, mainly on drainage.

After much discussion it was decided many issues need more work. It was voted to continue the hearing until May 11th at 8:15PM on motion by Chairman MacMillan.

General By-Law – Article 34

A motion by Kalagher, 2nd by Whitney, that Planning Board recommend article 34 at Town Meeting was voted 5 to 0 in favor.

Presentation of Articles at Town Meeting

Eric Smith – Articles 35 & 36

MacMillan – Articles 37, 40 & 43.

Kalagher – Articles 34 & 42

Whitney – Articles 38 & 39

Ruble Article 41

Eric brought the Board up to date on the Town Hall renovation project.

Re-Organization

Board members voted MacMillan as Chairman, Kalagher as Vice Chairman and Whitney as Clerk for the year.

Meeting was adjourned at 9:50 PM.

Respectively submitted,

Bruce Whitney - Clerk