

Planning Board
Minutes
August 10, 2006

The Planning Board meeting convened at 6:31PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Bob MacLeod; Bruce Whitney; and Town Planner Eric Smith.

Tom Ruble was absent.

Agenda read by Chairman MacMillan.

Minutes of the July 27th Planning Board Meeting were approved on motion by Kalagher with a second by MacLeod. Motion carried 3 in favor, 0 against. (MacLeod arrived after vote.)

Chairman Comments:

- Chair signed building permit for new single family home at 73 Corey Hill Road.

Invoices: Invoice in the amount of \$107.66 for Aspen Publishers was approved by Chair. This is a

Supplement to handbook.

7:00PM – Open Discussion:

Rick Sisson appeared before the board to discuss plans for Murray Road property. He wants to do an OSRD with 40 units. After some discussion Chairman MacMillan advised the first thing needed are preliminary sketches of OSRD vs. conventional. The second thing is a site visit after reviewing the sketches. Mr. Sisson agreed to have his Engineer develop plans and will return to Board when completed.

7:15PM – BNE – ANR – Log Cabin Road

Paul Baptist presented an ANR Plan for Lot 5A, Parcel C-1, Log Cabin Road. On motion by Chairman MacMillan, 2nd by Macleod, it was voted 4 to 0 in favor to accept ANR Plan as presented.

7:30PM – Rules and Regulations Amendment Hearing

Hearing was opened by Chairman MacMillan. Mark Dymek was the only attendee. Reviewed and discussed changes to the Rules and Regulations and Fees schedule. Mr. Dymek expressed his concerns with the \$100 lot release fees and section 4.3 and 4.6 dealing with Project Review Fees. Motion made by Chairman MacMillan, 2nd by Whitney, to continue hearing until August 31, 2006 at 7:30PM. Voted 4 to 0 in favor.

Correspondence

Discussed Eric memo to Jim Zarozinski addressing concerns from abutter (Mrs. Bertha Landry) dealing with drainage structures on Westminster Street.

Town Planner Comments:

- Eric discussed his memo to TA on the Ferin Road, Higgins – Steele property. Explaining Land Use Office can supply 3 of the 8 requests. Eric detailed who he believes should be responsible for the other requests. Eric noted the land is Chapter 61.
- Eric distributed “Adequacy of a Public Way” for members to review.
- Eric discussed TA response to the Robichaud’s concerns with the Lakeview Estates project. Eric visited the Robichaud’s and listened to there concerns about lot lines. He advised it would be best for them to get the land surveyed. Eric and Joe to visit site Friday 8/10/06
- Eric reviewed the developments of the drainage issues on S. Andersons lot 3 East Rindge Road property. Complaint by Robert Young after last heavy rain. Board authorized Chairman MacMillan and Eric to draft and submit letter to Mr. Anderson stating the Board has been advised by Town Council that the Board has no legal mechanism to revoke the common driveway permit. He will have to abide by the original plan or submit a new plan.
- Reviewed goals and objectives presented by Eric. Voted 4 to 0 in favor, on motion by MacLeod, 2nd by Kalagher, to accept goals and objectives to be presented to TA.
- Discussed sink holes at Athol Savings driveway. Board authorized Chairman MacMillan and Eric to draft and send letter to Bank reminding them of the uncompleted items.
- Reviewed report PB will give to ZBA at the meeting August 23, 2006. Motion by MacLeod, 2nd by Whitney, to approve the report to be presented to ZBA meeting with change to “School Bus Stop” subject to approval of school department. Voted 4 to 0 in favor.

Next meeting will be with ZBA Wednesday, August 23, 2006.

Board approved scheduling a meeting on August 31, 2006. Will continue hearing on Rules and Regulations.

Meeting was adjourned at 10:20PM.

Respectively submitted,

Bruce Whitney - Clerk