

Planning Board
Minutes
October 5, 2006

The Planning Board meeting convened at 6:37PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Bruce Whitney; Bob MacLeod; Tom Ruble and Town Planner Eric Smith.

Agenda read by Chairman MacMillan.

Minutes of the September 28th Planning Board Meeting were approved on motion by Kalagher with a second by MacLeod. Motion carried 5 in favor, 0 against.

Chairman Comments:

- Chairman MacMillan stated Sue Dembek was in hospital.
- Chairman MacMillan will be away next week.
- Discussed letter to Bates on Hastings road. He has until October 26th to respond.

7:00PM – Open Discussion:

No one present for open discussion.

Town Planner Comments:

- Eric advised the Town Meeting scheduled for November has been canceled.
- Town Hall renovation meeting to discuss Stevens Building is scheduled for 10/1/06.
- Eric working on MRPC Regional Transit Plan.
- Reviewed correspondence on Lakeview Estates.

Correspondence

- Russell Hill Road – Notice of withdrawal to sell.
- Reviewed Brownsfield Workshop dates.
- Bill for printing of Zoning Maps - \$40 Office of Planning Coordinator, Fitchburg, MA.
- Read legal notices from surrounding communities.
- Mass Federation of Appeals Board meeting 10/28/06 at 9:00 AM. \$30/attendee.
- Letter to Department Heads about petty cash

7:15 PM – Bruce David

Discussed his property on Little Watatic Pond Road that only has 101.62 feet of frontage. Chairman MacMillan advised not adequate frontage for lot. He will have to do a regular subdivision plan and will need a variance from the ZBA.

7:30 PM Bruce and Susan David Site Plan Review

Bruce David appeared before the Board for the public hearing and discussion on the Site plan review for his proposed retail store to be known as “Ashburnham Country Store” to be located on Rindge State Road near Ashby Road. Several of his family members were present for the hearing. No other people were in attendance.

Chairman opened hearing. A presentation was made by Bruce David and questions and concerns were discussed. A motion was made by Whitney to close hearing and 2nd by Ruble. Voted 5 to 0 in favor.

Motion by Chair, 2nd by Whitney to grant the following waivers to: Section 5.103.1 – approval may be granted without the need for a certified plan; Section 5.103.5(h), requiring monumentation at all property corners is not necessary; Section 5.103.5(i), requirement of contours at 2-foot interval; and Section 5.103.6(a), approving 5.4% landscaping instead of 8%.

Voted 5 to 0 in favor. (Details and explanation are on file in PB office- Approval 2006-09).

Motion by Chair, 2nd by MacLeod, to approve site plan review with the following conditions: approval from State highway to allow access onto State Road, proposed area lighting shall be constructed to face down or shielded to prevent spill over to abutting properties, if paved in future will require PB and Highway review to insure adequate drainage, and by Section 5.103.6(b) - suitable barriers along street line to prevent cars from driving on State highway.

Voted 5 to 0 in favor.

Reviewed, discussed and prioritized “To Do List”.

Next PB meeting, October 26, 2006.

Meeting was adjourned at 9:23 PM on motion by Chair, seconded by Ruble. Voted 5 to 0 in favor.

Respectively submitted,

Bruce Whitney - Clerk