

Planning Board
Minutes
December 14, 2006

The Planning Board meeting convened at 6:40PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Bruce Whitney; Bob MacLeod; and Town Planner Eric Smith.

Tom Ruble arrived at 7:00 PM.

Agenda read by Chairman MacMillan.

Minutes of the November 9th Planning Board Meeting were approved on motion by Kalagher with a second by MacLeod. Motion carried 4 to 0 in favor.

Chairman Comments:

- DPW Engineer search committee met December 14th and narrowed the search to 3 candidates.
- Chairman MacMillan and Eric inspected the Foster Common Driveway at 78 Main Street. All conditions met with the exception of the final grading of detention basin. Motion by Whitney, 2nd by MacLeod, to accept the common driveway at 78 Main Street. Voted 4 to 0 in favor.
- Chairman MacMillan asked for volunteer to be PB representative on LID By-Law Committee. MacLeod and Ruble volunteered to be on committee.
- Lakeview Estates – Discussed the updated project scheduled. Concerns about open excavations. What are plans to alleviate excess water leaving detention basin and flowing onto Holt Road. Motion by Kalagher, 2nd by Whitney, to send Mr. Evancic a letter addressing the issues was voted 4 to 0 in favor.
- Reviewed “Procedural Rules Governing the PB”. Motion by MacLeod, 2nd by Whitney, to accept the document was voted 5 to 0 in favor.

7:00PM – Open Discussion:

- Edward and Shirley Stevens were present with an ANR for Depot Road. They were advised the steps they need to take before PB can review. They will be on the agenda for the December 28th PB meeting.

7:15PM – Sisson ANR Murray Road

- No plans were submitted prior to tonight. Mr. Sisson was advised to submit to Land Use Office and get on agenda for the December 28th PB meeting.

7:30 PM – UMass Department of Landscape Architecture and Regional Planning Studio Students –

Industrial and Economic Development Land Siting Study.

Nate Malloy and John Hersey gave a presentation on the work completed to date on the Study. The presentation stated the goals and objectives of the study and identified 3 potential sites along route 12. They discussed the challenges and the opportunities for the town. Questions from PB members and the general public were answered.

Correspondence

- Steve White of Family Home Medical attended meeting to review plans outlined in a letter to PB from Hamid Mohaghegh, President of Ashburnham Family Pharmacy, Inc. The plans call for replacement of the Laundromat with Family Home Medical, a business currently operating in Gardner. The operation would require 1 full time employee. Questions were raised concerning the amount of truck traffic the business would bring. Steve advised 80% is delivered from FedEx and possibly 1 trailer truck per month. A motion by Ruble, 2nd by MacLeod, stating Section 5.102.1 of the Zoning Bylaw has been met and no further review by PB for site plan review is required, and further request delivery trucks use the rear of building, was voted 5 to 0 in favor.
- Manchester Common Driveway – A motion was made by Whitney, 2nd by Ruble to grant an extension for the recording of the “Manchester Common Driveway Special Permit (2006-07) through November 28, 2006 (the actual day of recording of documents). Vote 4 to 0 in favor. (MacLeod didn’t vote on original motion in August).
- Distributed article from the Economist.com discussing roundabouts.

8:30 PM – Larry St. Cyr – Scenic Road Public Hearing, 154 Hastings Road.

Public meeting opened at 8:30 PM by Chairman MacMillan. Larry St.Cyr and Gayle Phillips the only people at hearing. Chairman MacMillan read letters from Historical Commission and Daniel Fritzsche, an abutting property owner. Larry distributed updated information. Discussion focused on the width of the opening onto Hastings Road. After review and discussion it was voted 5 to 0 in favor, on motion by Chairman MacMillan, 2nd by MacLeod, that driveway opening be no more than 35 feet and the ends flared to keep continuity of wall and no disturbance to abutters property, map 23 parcel 20.

Town Planner Comments

- Occupancy at 13 Williams Road approved based on inspection of common driveway November 16, 2006 by Eric, John and Joe. As built plans on file in Land Use office and street sign improvements have been completed as suggested.
- Reviewed progress report on Lakeside Village
- Eric handed out article from the “Executive Office of Communities & Development” discussing process for approving building lots lacking adequate frontage.
- Affordable Housing Plan has been submitted to Department of Housing and Community Development.
- 40 B discussion was held November 13th.
- Eric updated Board on Thibert 61A land.

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Meeting was adjourned at 9:40 PM.

Respectively submitted,

Bruce Whitney - Clerk

