

Planning Board  
Minutes  
April 13, 2006

The Planning Board meeting convened at 6:39PM 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 March 16<sup>th</sup> special Planning Board Meeting were approved on motion by MacLeod with a second by Kalagher. Motion carried 5 in favor, 0 against.

Minutes of the March 23<sup>rd</sup> Planning Board Meeting were approved on motion by Kalagher with a second by Whitney. Motion carried 4 in favor. Bob MacLeod was not present at March 23<sup>rd</sup> meeting.

Chairman Comments:

Chairman MacMillan read “Disclosure of Appearance of Conflict of Interest” in reference to the Mark Dymek 40B proposal.

Town Planner Comments:

Eric Smith reviewed highlights of work completed and on going from his Monthly Town Planner Report for March 2006. Report covers through Wednesday Aril 12<sup>th</sup>. Report was distributed to all members.

Open Discussion:

- Dennis D'Amore and Michael Hannon appeared before the Board notifying Board they are canceling their 8:30PM scheduled appointment to review “architectural of buildings”. Plans not yet completed. Also, had some concerns about the price estimates for inspections of infrastructure.
- Rick Sisson appeared before the Board asking Planning Board opinion if he were to keep the Murray Road property industrial and to put in a private road allowing him to put in 8 units. Chairman MacMillan stated we need to study and research the proposal. It was agreed we would meet April 24<sup>th</sup> at 5:00 for a site visit to walk the property.

7:30PM - Scenic Road Hearing – Cashman Hill Road – McCarty Assoc.

Chairman MacMillan advised we had two hearings scheduled at 7:30PM and opened hearing. Motion by Whitney, second by MacLeod, to recess hearing until completion of the Patriot Estates hearing passed unanimously.

7:30PM – Patriots Estates Subdivision Hearing

Chairman MacMillan opened the hearing and explained that due to changes in Planning Board membership, Mr. Kenny was asked to withdraw original plans and resubmit. Member Joe Kalagher identified himself as an abutter and recused himself to join other abutters.

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A presentation was made by Steve Aldrich of Aldrich Engineering addressing issues. After many questions and answers, a motion by Chairman MacMillan, second by MacLeod, to continue hearing until April 27<sup>th</sup> at 8:00PM was voted 4 to 0 in favor.

8:15PM – Cashman Hill Scenic Road Hearing

Chairman MacMillan reopened the Cashman Hill Scenic Road hearing at 8:15PM.

Member Tom Ruble identified himself as an abutter and recused himself.

Chair read letter from Ms Allard, an abutter, voicing her concerns about the subdivision.

Patrick McCarty presented plans identifying what trees would be removed. After some discussion, a motion by Whitney, second by MacLeod, to close the hearing was voted 4 to 0 in favor. Planning Board will vote on a decision at the April 27<sup>th</sup> meeting.

8:45PM – Melissa Bernier – Site Plan review

Melissa Bernier appeared before the Board to discuss plans for a retail bead store at John Zinna property at 4 Central Street. Motion by Chairman MacMillan to waive section 5.102.2 and the need for sketch, 5.102.1 since a sketch exists on file for the property. Determination new business will not create additional site hazard. Motion seconded by Ruble. Site plan approved unanimously.

9:00PM – Hamwey Engineering – Bray Avenue

Ed McHugh, Al Poladian, and Paul Rigopolus, owners appeared before the Board with Robert Oliver from Hamwey Engineering. Mr. Oliver presented plans for a conventional subdivision and for an OSRD. The OSRD showed nine lots. The road would be shorter but the plan would require three common driveways. After discussion it was determined the next step is to go back to Conservation Commission for their approval. OSRD plan has consensus of Planning Board.

9:15PM – Whitman & Bingham/Clark – ANR Packard Hill Road

Kristine Symonds appeared before the Board with ANR for Packard Hill Falls. Chairman MacMillan advised her there are issues with the ANR since the property is in “water supply protection overlay district”. Lots require 90,000 square feet.

Correspondence:

Reviewed Building Commissioner Activity Report for March.

Reviewed various memos from abutting Towns.

Reviewed Ashburnham water/ Sewer statistics.

Meeting adjourned at 10:12 PM.

Respectively submitted,

Bruce Whitney