

Planning Board
Minutes
April 19, 2007

The Planning Board meeting convened at 6:30PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Bruce Whitney; Tom Ruble and Town Planner Eric Smith. Absent: Robert MacLeod.

Agenda read by Chairman MacMillan.

Minutes of the March 22, 2007 Planning Board Meeting were approved on motion by Ruble with a second by Kalagher. Motion carried 4 to 0.

Chairman Comments:

- Comments on Lakeview Estates based on Tetra Rizzo site visits.
- Charrette meeting to discuss future uses for Town Barn property has been rescheduled to June 9, 2007.

7:00 PM – Open Discussion

- No one in attendance for open discussion.

Town Planner Comments

- Eric attended The American Planning Association Conference in Philadelphia On April 16 through 18th. Reviewed highlights of meetings he attended.

7:15 PM – ANR – Becotte – Crosby Road

- Leo Becotte appeared before the Board to present the ANR for Crosby Road. After discussion it was voted 4 to 0 to accept ANR as presented on motion by Whitney with a second by Ruble.

Correspondence

- MRPC notice of upcoming meetings.
- Reviewed Virtual Town Hall which will become the Towns new web site.
- Reviewed Tetra Rizzo progress report on Lakeside Village.
- Reviewed Gardner News notice on timetable for public notices.
- Reviewed North Quabbin Regional Landscape Partnership invite to Conservation Forum scheduled for April 25, 2007.

7:30 PM – Public Hearing on Proposed Zoning Changes

- Bob Fichtel and Pat Fredericks only people in attendance.
- Chairman Macmillan read hearing notice as appeared in Gardner News.
- Eric reviewed memo from Cheryl Anderson (ZBA) sharing her thoughts on proposed zoning change articles.
- Chairman MacMillan read the proposed articles and entertained comments. Article 32 concerns Accessory Units, Article 33 is the zoning change for Maple Avenue, Article 34 Site Plan review, and Article 35 is Village Center dimensional changes. Bob Fichtel addressed his concerns, mainly with the Village Center article. After some discussion on articles, Chairman

MacMillan made a motion to close Public Hearing. Tom Ruble 2nd the motion and it was voted 4 to 0 in favor.

8:30 PM – Bray Avenue – Definitive Plan Subdivision Modification and OSRD Special Permit

Application Public Hearing continuation from March 8, 2007.

- Present were Brian Marchetti of Tetra Rizzo, Robert Oliva of Hamway Engineering, and applicants, Edward McHugh, Paul Rigopoulos, and Albert Polidian.
- Chairman MacMillan opened Hearing.
- Presentation given by Robert Oliva updating activity since March 8th.
- Reviewed updated comments from Tetra Rizzo January 31, 2007 letter.
- Reviewed and discussed list of waivers from April 12, 2007 letter from Hamway Engineering.
- Discussion on open space plans. Not yet resolved.
- Motion by Chairman MacMillan, 2nd by Whitney, to continue hearing to May 10, 2007 at 7:30 PM. Voted 4 to 0 in favor.

Next PB meeting scheduled for April 26, 2007. Will discuss proposed zoning articles.

Meeting was adjourned at 9:50 PM on motion by Whitney with a 2nd by Kalagher. Voted 4 to 0 in favor.

Respectively submitted,

Bruce Whitney - Clerk