

Planning Board  
Minutes  
May 10, 2007

The Planning Board meeting convened at 6:31PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Bruce Whitney; Robert MacLeod and Town Planner Eric Smith. Tom Ruble arrived 6:54PM.

Agenda read by Chairman MacMillan.

Chairman Comments:

- Reorganization - Motion by MacLeod, 2<sup>nd</sup> by Kalagher, to retain same slate of officers. Voted 4 to 0 in favor. MacMillan remains Chairman, Kalagher Vice Chairman and Whitney Clerk.
- Chairman reviewed letter for OSRD common drive at Rindge State Road, Design with Nature. Motion by Whitney, 2<sup>nd</sup> by MacLeod, to send letter to owner. Voted 4 to 0 in favor.
- Chairman reviewed letter to ZBA concerning 2<sup>nd</sup> trailer at Lakeview Estates. Motion by Kalagher, 2<sup>nd</sup> by MacLeod, to send letter. Voted 4 to 0 in favor.
- Read BNE amendment to contract with Tetra Tech Rizzo. PB will take under advisement.

Minutes of the April 26, 2007 Planning Board Meeting were approved on motion by Kalagher with a second by Ruble. Motion carried 4 to 0.

Town Planner Comments

- Eric updated PB on Town Hall move to Oakmont. Will pack Friday and Monday and move Tuesday, Wednesday, and Thursday. Will be open to public on May 22, 2007.
- Discussed sale of Mt. Hunger at a price of \$1.5 million and status of frontage on Kelton Road. Based on our PB current information there is no frontage on Kelton Road.
- Eric noted Demek 40B hearing is closed.

7:00 PM – Open Discussion

No one present for open discussion.

7:15 PM – ANR Johnson 79 Holt Road

Neil Szoc appeared before the Board to explain the ANR. Motion by Whitney, 2<sup>nd</sup> by Ruble, to endorse ANR as presented. Voted 5 to 0 in favor. ANR does not create any new lots.

7:30 PM – Bray Avenue Hearing continuation

Chairman MacMillan opened Hearing. Attending were the owners, Ed McHugh, Paul Rigopoulos, Al Poladian, as well as Brian Marchetti of Tetra Tech Rizzo, and Robert Oliva of Hamway Engineering.

Chairman MacMillan read letter from Battalion Chief Salo, of Ashburnham Fire, stating the turn around areas are sufficient, as presented, for the Fire Department needs.

Reviewed and discussed the Conservation restrictions.

Reviewed and discussed access and utility easements.

A motion to close the Modification of Approved Definitive Subdivision Plan and OSRD Special Permit was made by Ruble and 2<sup>nd</sup> by Kalagher. Voted 4 to 0 in favor. MacLeod abstained from voting.

Motion to waive section 5.13, 5.24 (subject to any public safety restrictions), 6.32, and 6.34 of Ashburnham Subdivision Rules and Regulations made by Ruble and 2<sup>nd</sup> by Kalagher. Voted 4 to 0 in favor. MacLeod abstained from voting. Motion to approve the Modification of Approved Definitive Subdivision Plan 2007-01 as presented with following changes was made by Kalagher with a 2<sup>nd</sup> by Ruble. Changes include updating 5-2-2007 plan, eliminate #5 in decision, add to #3 5.24 – subject to any public safety requirements, #2 may require modification to covenant. (See decision on file with PB). Voted 4 to 0 in favor. 1 abstain.

Motion by Chairman MacMillan, 2<sup>nd</sup> by Whitney to allow Vice Chairman Kalagher to sign plan was voted 4 to 0 in favor.

#### 8:30 PM - Public Safety Building- Site Plan Review

Chairman MacMillan opened hearing. Attending from Public safety Building were Chairman Chris Gagnon, Gail Dumont and Alan Richart.

Order of Conditions from the Conservation Commission were reviewed. Gagnon stated committee is working closely with Conservation Commission on the Order of Conditions and there should be sufficient funds to accommodate.

Gagnon stated there may be funds to dress up the site.

Chairman MacMillan stated we need to put in the decision that signage be installed and there should be provisions included for establishing underground cable for future lights.

Other discussion centered on drainage and provisions for snow removal.

Discussed waiver list.

Chairman summarized saying we need to vote on waivers tonight.

Motion to waive submittal fee requirement (section 5.103.2), to waive public hearing requirement (5.103.3) and waive submittal to other Town Departments was made by Ruble with a 2<sup>nd</sup> by Whitney. Voted 5 to 0 in favor.

Next PB meeting scheduled for May 24, 2007.

Meeting was adjourned at 9:20 PM.

Respectively submitted,

Bruce Whitney - Clerk