

Planning Board
Minutes
June 7, 2007

The Planning Board meeting convened at 6:35PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Bruce Whitney; and Town Planner Eric Smith. Tom Ruble arrived at 6:57PM. Robert MacLeod was absent.

Agenda read by Chairman MacMillan.

Minutes of the May 24, 2007 Planning Board Meeting were approved, with revisions discussed, on motion by Kalagher with a second by Whitney. Motion carried 3 to 0.

Chairman Comments:

- Lakeview Estates update – Chairman MacMillan contacted Kevin Shoemaker regarding BNE Reality contract with Tetra Rizzo.
- Chairman MacMillan will be away from Saturday until week from Friday.

Town Planner Comments

- Crystal Maguire of 26 Whitney Drive is interested in putting a child day care in the former funeral home off Main Street. PB opinion is that the new site plan review by-law puts under the jurisdiction of Building Inspector.
- Eric updated PB on Cell Tower Hearing. Set up 53G last night.
- Charrette to be held at Cushing Academy on Saturday June 9th.
- Distributed article from Banker & Tradesman on Chapter 40R Funding.

7:00 PM – Open Discussion

- No one present for open discussion.

7:15 PM – ANR 73 Russell Hill Road

Jacqueline Marineau and Scott Cullen appeared before the Board to present the ANR. After review and discussion a motion to endorse the plan, with corrections for scenic road designation and to correct the no determination clause, was made by Whitney and 2nd by Ruble. Motion carried 4 to 0. ANR creates one additional building lot.

7:30 PM – Robert Cole, Lot 7 Sherbert Road

Robert Cole appeared before the Board to discuss house number change and to talk about common driveway. Wants to change house number from 294 to 292. He was advised how to proceed with the request. Reviewed common driveway requirements with Mr. Cole and advised him about the signage requirements.

Correspondence

- Reviewed various notices from other Towns.
- Foster Insurance, 76 Main Street, wants to add additional parking space.
- MRPC Local Development Project Survey and Brown Fields Assessment – Will be discussed at next PB meeting.

- Motion made and 2nd to appoint Whitney as PB representative to MRPC. Motion carried.

8:00 PM – Joint meeting with the Ashburnham Historical Commission and the Ashburnham Focus Committee to discuss GFA plans.

- Bob Fichtel and Pat Fredericks from the Focus Committee, Christina Sargent from the Historical Commission, Mike Williams from the Hardware Store and Greg Rosen from NES Group was in attendance.
- A discussion and exchange of ideas took place. Greg Rosen explained what the plan is for GFA and stated they want to work with the town and construct a building keeping the character of the down town area. Christian Sargent is concerned many of the historical buildings may be torn down and replaced. She stated that the Historical Commission can put a demolition delay on project that will tie it up for 6 months.
- Chairman MacMillan stated the Building Inspector determined a special permit is required for a drive thru.
- Gregg Rosen met with DPW to discuss drainage.
- Gregg also met with Mike Gallant and said he is supportive of project.
- Chairman MacMillan reviewed the steps needed to proceed with the project.
- Gregg Rosen stated they will put a plan together and would like to have another informal meeting with the same group.

Hardware Store – Site Plan Review

PB will review SPR2005-02 and 2006-03 conditions and put on agenda for June 28th PB meeting.

Next PB meeting scheduled for June 28, 2007.

Meeting was adjourned at 9:03PM.

Respectively submitted,

Bruce Whitney - Clerk