

Planning Board
Minutes
July 12, 2007

The Planning Board meeting convened at 6:37PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Bruce Whitney, Tom Ruble, Robert MacLeod and Town Planner Eric Smith.

Agenda read by Chairman MacMillan.

Minutes of the June 28, 2007 Planning Board Meeting were approved, with change, on motion by Kalagher with a second by Ruble. Motion carried 4 to 0.

Chairman Comments:

- Update Lakeview Estates – Building Inspector responded to PB letter of concern and states he can not hold up building permits based on the concerns of letter.
- Chairman MacMillan filed a letter of complaint about Focus Committee.
- Scheduled Lakeview Estates site visit for 5:00 PM Monday July 16, 2007
- Reviewed draft letter to Richard Wright (Ashburnham Hardware Store) and consensus of board was to send.
- Eric and Joe met with Don Ouellette, Town engineer, on Driveway Design Standards. Reviewed comments and changes recommended.

Bray Avenue OSRD Decision

- Reviewed Decision and Conditions
- Gary Howland discussed memo from Edward McHugh with wording for deed on Conservation Restriction. He will forward to Town Council Debbie Phillips.
- A motion made by Ruble, 2nd by Whitney, to approve Bray Avenue OSRD Special Permit 2007-03 prepared for Edward McHugh, Paul Rigopolous, and Albert Polidian, as written, was voted 4 to 0 in favor. Robert MacLeod abstained because of missed meetings.

Town Planner Comments

- Eric reviewed letter from Joseph VonDeck stating his views with the GFA proposal.
- Briefly reviewed the To-Do list.
- Rick Taupier has informed Eric the Land Siting Study is complete.

7:00 PM – Open Discussion

- No one present for open discussion period.

7:15 PM – ANR – San – Ken Homes Inc- Riverstyx Road (Continued from June 28, 2007)

Frank Preston of Whitman and Brigham presented the ANR with changes discussed at the June 28, 2007 meeting. PB members made a site visit on Monday July 2, 2007. Motion by Whitney, 2nd by Kalagher, to endorse plan with change made to note Scenic Road was voted 5 to 0 in favor.

7:30 PM – Scenic Road Hearing – Davison, 156 Packard Hill Road

- Chairman MacMillan opened hearing. Present were Ryan Davison, owner, Abutters, George and Lisa Cornwall, and Robert Powers.
- Ryan Davison explained plans for the driveway.
- Chairman MacMillan reviewed the Scenic Road rules.
- Bob Powers stated he would like to see driveway below where it is planned. Ryan explained why it couldn't go there.
- George Cornwall stated he was President of Naukeag Club and he has concerns with the speed traveled on that road.
- Motion by Chairman MacMillan, 2nd by MacLeod to close hearing. Voted 5 to 0 in favor.

Correspondence

- Memo from interim TA discussing FY08 spending guidelines.
- Memo from TA Kevin Paicos to Tina Braks, DHCD, requesting certification for Town of Ashburnham under states Planned Production Development.
- Memo from TA Kevin Paicos on Special Municipal Employee Status.
- Reviewed various notices from other Towns and MRPC.
- Distributed article from Banker and Tradesman on 40R law.

8:00 PM – Special Permit Modification Hearing – Lakeside Village OSRD 2005-02

- Chairman MacMillan opened hearing and read the procedure to be followed.
- B. Whitney, Clerk, read hearing notice.
- Over 30 people attended hearing.
- Dennis D'Amore presented details of the project to date. They thought there would be a market for an over 55 development. Built one model duplex which was finished in September 2006. They advertised and initially had some interest but no offers. Shortly after, the market declined. They continued to have open houses but had very little interest and no offers. They talked to realtor about dropping the 55 restriction and going with a smaller 2 bedroom design. He stated they are getting some pressure from the bank.
- Chairman MacMillan had a discussion with Town Council who says the applicant has the option of requesting the ZBA to remove the restriction of the existing permit since the underlying plan has now changed or, needs to petition the ZBA to withdraw the special permit. Whatever decision has to be registered with the Registry of Deeds.
- Chairman MacMillan read 2 letters from abutters who could not attend hearing. Greg Zazarow, Randolph Center, VT., is opposed to changing the 55 restriction. Fred Boudreau, Somerville, NJ, vehemently opposes the modification.
- Affordable Housing Committee member Donna Brooks stated the Town is not fulfilling future needs of children and grandchildren, or public servants of the Town. She said the State has a glut of over 55 projects. As a member of the Affordable Housing Committee, she is in favor of the modifications.
- Steve Slocum, of 162 Sherbert Road, identified himself as the President of the Lake Association and asked if modifications could be done legally. Chairman MacMillan answered yes but needs to go to ZBA. PB must approve. Steve said he adamantly opposes changing the 55 restriction.

- Thomas Smolinsky, of 176 Sherbert Road, asked if you're downsizing and lowering price why they can't still be 55. Dennis D'Amore stated no offers at the reduced \$249,000 price. Thomas says he vehemently opposes removing the 55 restriction.
- Colin Balogh remarked that he saw demand of 55 market as 8 to 10 units total for Ashburnham. He said affordable housing is needed in town.
- Steve Maleski asked if there would be changes required to septic. Dennis D'Amore explained what the changes would be.
- Steve Slocum said there is an issue with children and families having access to lake.
- Kevin Learned, across street from project, has concerns with lake access and feels keep the 55 restriction.
- Other abutters, John Dufour, Bill McGrath, Dan Duffy, John Lewis all have concerns with lake access and safety.
- Mark Laquire, of Bass Cove, and Scott Ellis, 122 Sherbert Road, voiced concerns with traffic and speed on road.
- Gary Guertin, 146 Sherbert Road, had concerns with open foundation at development site and asked what's going to happen to abandoned houses on property.
- Hunter Gelinas, 8 Bass Cove, stated he also is a developer and never understood the concept for this development. Asked what the marketing plan is now.
- A motion to continue hearing until July 26, 2007 at 8:00 PM was made by Ruble and seconded by MacLeod. Voted 5 to 0 in favor.

August PB meetings scheduled for August 16, 2007 and August 30, 2007.

Meeting was adjourned at 10:20PM.

Respectively submitted,

Bruce Whitney - Clerk