

Planning Board
Minutes
July 26, 2007

The Planning Board meeting convened at 6:37PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Bruce Whitney, Robert MacLeod and Town Planner Eric Smith. Tom Ruble arrived at 7:20 PM.

Agenda read by Chairman MacMillan.

Minutes of the July 12, 2007 Planning Board Meeting were approved, with changes noted, on motion by Kalagher with a second by MacLeod. Motion carried 4 to 0.

Chairman Comments:

- Chairman had no comments.

Town Planner Comments

- Eric reviewed memo to ZBA regarding the sales trailer at BNE Realty Development that is located off of Moore Road and Holt Road. Consensus of PB to send letter to ZBA.
- Joe and Eric walked the Cashman Hill Estates site and took pictures of progress to date. Observation is they are proceeding according to plan.
- Reviewed 2007 foreclosed property list.

7:00 PM – Open Discussion

- Richard Wright, Hardware Store, appeared before the Board to explain why paving deadline was not met. He explained that not knowing what the occupancy will be, he does not want to have to jackhammer new pavement. Requested the PB to hold occupancy permit until paving is complete. He also talked about putting a 4-foot fence on property line rather than plantings. PB will take under advisement. A motion made by Whitney, 2nd by MacLeod, to extend for 90 days the paving, signage, and stripping requirement was voted 5 to 0 in favor.
- He also talked about possibility of moving the house, on property GFA is pursuing, to rear lot.

7:30 PM – Site Plan Review Pre-submission Discussion – Laidlaw, Office Trailer and Parking of School Buses, Gardner Road

- Jim Osgood was in attendance to review the plans and to determine steps needed to move forward.
- Chairman MacMillan removed himself from discussion since he contracts with Laidlaw at YMCA. Turned chair over to Joe.
- Joe and Eric walked the site and discussed the concerns they had.
- Mr. Osgood was advised of the process he will have to follow and will file an application ASAP to begin process.

8:00 PM – Special Permit Modification Hearing – Lakeside Village OSRD 2005-02 (Continued from July 12, 2007)

- Chairman MacMillan opened hearing and reminded all of the procedure to be followed.
- Mike Hannon, Design by Nature, gave an update since last hearing. They still have no offers but at this time do not want to remove the 55 and over. They have hired a new realty firm and have decided to ask for a 2 month extension in order to market 55 and over. If no movement at end of extension they intend to ask for another 2 month extension.
- Thomas Smolinsky, of 176 Sherbert Road, asked if there was any consideration for removing lake access.
- Mike answered none at this time.
- Mike said they plan on keeping the same style and asking \$229,000.
- Other abutters seemed pleased with the decision and told Mike Hannon they would be willing to work with them.
- A motion by Ruble, 2nd by MacLeod, to grant request to extend public hearing to October 25, 2007, at 7:30 PM, was voted 5 to 0 in favor.

Old Business

- Davison, Packard Hill Road – Reviewed the draft decision. A motion by Ruble, 2nd by Kalagher, to accept the amended draft decision, Scenic Road Application 2007-04, 156 Packard Hill Road, was voted 5 to 0 in favor.

A couple of other Scenic Road issues were discussed. Ashburnham Woodland Trust has large openings in walls on Willard Road and Ralph Kinney, Packard Hill Road, opening greater than should be. Chairman MacMillan advised sending both parties a letter explaining rules of Scenic Roads. Joe and Eric will develop and send letters.

Correspondence

- Reviewed various notices from other Towns and MRPC.
- Distributed article, Practice Town Center Zoning, from American Planning Association.

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

Meeting was adjourned at 9:24PM.

Respectively submitted,

Bruce Whitney - Clerk