

Planning Board
Minutes
August 16, 2007

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

Agenda read by Chairman MacMillan.

Minutes of the July 26, 2007 Planning Board Meeting were approved on motion by MacLeod with a second by Kalagher. Motion carried 5 to 0.

Chairman Comments:

- Chairman discussed ZBA meeting held to discuss sales trailer on Moore and Holt Road. Very contentious meeting. Jeff Evancic wants to keep trailer in place and has redesigned the detention basin.
- Discussed the design of the GFA proposal. All on PB agreed designs fit character of downtown. Focus committee wants GFA to consider Hardware Store option. Selectmen have scheduled a meeting with various Boards to discuss various issues impacting the future of downtown. Meeting is scheduled for 7:00 PM on September 17, 2007.
- Chairman MacMillan and TP Eric Smith are putting together an RFP to submit for a Professional Engineering Service for the Town of Ashburnham Planning Board.
- Read notice from interim TA, Paul Boushell, notifying all Boards and committees about a Conflict of Interest seminar scheduled for October 17, 2007 at 6:00 PM at the Von Deck Room at Oakmont.
- Chairman MacMillan and TP Eric Smith met with Kevin Schumacher on August 15th. Kevin stated he will be taking over for Jeff Evancic. A list was presented to Kevin outlining Lakeview Estates concerns and comments and what funds were needed for the Bond for Phase 1.

Town Planner Comments

- Eric reviewed upcoming hearings and appointments for future PB meetings.
- Patriot Estates – judge is remanding back to town.
- Eric and Joe looked at a couple of fence styles to see what might be appropriate for the property line of the hardware store site.

7:00 PM – Open Discussion

- Jay Rasku, Project Coordinator, North Quabbin Regional Landscape Partnership, appeared before the Board to discuss Phase II of the Forest Legacy Grant Project and to solicit support from the PB. It was agreed by members of the Board to support project and a letter of support will be sent.

7:30 PM – Karen Scanio, Ahimsa Animal Haven – Discussion on No-Kill Animal Rescue Facility on Ferin Road (Map 8 Parcel 9F)

- Karen Scanio appeared before the Board to describe what the plans are for the Animal Rescue Facility. The parcel she has identified is not the Map 8 Parcel 9F owned by the town. She stated they are looking at other towns as well as Ashburnham. Other town owned properties were presented to her. She will do further research through town hall.

8:00 PM – Site Plan Review – Laidlaw, Office Trailer and Parking of School Buses, Gardner Road

- Jim Osgood was in attendance for continuation of Hearing.
- 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 took some measurements.
- Memo was sent to various departments for comments. Replies received from the DPW Director and the Conservation Commission listing their concerns. The Light Dept. and the Fire Dept. replied with no concerns. DPW Director, Don Ouellette, only concern is an environmental one. If plans for long term parking he suggest the parking lot be paved. Conservation Commission requests the applicant have the wetlands delineated. Their other concern is potential contamination of adjacent wetlands due to buses leaking oil and fuel area should be paved.
- After discussion a motion was made by Ruble, 2nd by Whitney, to approve, with conditions, the Site Plan application of Laidlaw Educational Services to construct a portable office trailer and parking of 22 school buses on property located at 4 Gardner Road. In addition, to authorize the waiver of Technical Compliance for Section 5.105(A), (B), (C), (D), (F), and Section 5.107.3. Was voted 4 to 0 in favor.

Conditions include:

- o No clearing of land to occur until all wetlands have been delineated by the applicant and all Conservation approvals have been granted.
- o Approval is based on unpaved site. Therefore to address the environmental concerns the Planning Board will inspect the Project Site within 30 days of any Conservation Commission requirements and installation of the office trailer.
- o Planning Board will inspect Project Site in spring of 2008 to observe conditions of parking areas.
- o The Applicant will provide monthly vehicle inspections to the Planning Board.
- o The Applicant will keep hazardous material spill kits on site at all times.
- o The Applicant will work with the owner to pitch back the entrance and exit areas to retain storm water runoff.

Correspondence

- Reviewed various notices.
- Read letter from Massachusetts Historical Society to Robert and Wendy Feen, 12 Daniels Lane, informing them the Enoch Whitmore House will be considered for nomination to the National Register of Historic Places as part of the Underground Railroad in Massachusetts MPS.
- Reviewed Eric's memo to interim TA concerning 2007 Foreclosed Property List.

- Read memo from TA, Kevin Paicos, appointing Lori Capone to full time Conservation Agent.

Joe Kalagher was approached by Chief Zbikowski and Battalion Chief Salo about sending PB rep to seminar on residential sprinklers. It was agreed to send Joe at a fee of \$ 50.00.

Next PB meeting scheduled for August 30, 2007.

Meeting was adjourned at 8:54PM.

Respectively submitted,

Bruce Whitney - Clerk