

Planning Board
Minutes
October 25, 2007

The Planning Board meeting convened at 6:34 PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Bruce Whitney, Tom Ruble and Town Planner Eric Smith. Robert MacLeod was absent.

Agenda read by Chairman MacMillan.

Minutes of the October 11, 2007 Planning Board Meeting were approved, with minor changes, on motion by Ruble with a second by Kalagher. Motion carried 4 to 0.

Chairman Comments:

- Memo from Town Council, Deborah Phillips, stating the town has been served with a petition filed in Land Court concerning lots 266 and 267 on Lake Shore Drive. The owner is asserting the house is really on lot 267 but various documents show it on lot 266. This is a private dispute. The town was named as a defendant because the lots abut a public way.
- 50 Gibson Road – 2003 PB signed ANR which at that time existed a house and a barn. Barn has been converted to a house and now needs a house number. It was determined the number should be 40 Gibson Road.
- Chairman MacMillan had conversation with Battalion Chief Salo regarding Steele Road. Salo says there is another road off of Steele Road with camps on it and the road needs to be named and numbers issued. Salo will be supplying more information prior to making a determination.
- Discussed zoning for wind energy. Consensus of PB we should be doing something now so when PB is approached we will have some answers.
- Discussed option of Town Planner, Eric Smith, signing building permits. A motion by Whitney, 2nd by Kalagher, to allow Town Planner Eric Smith to sign building permits was voted 4 to 0 in favor.

Town Planner Comments

- Discussed Village Center Moratorium Zoning Bylaw to be presented at fall town Meeting. Most people Eric has seen don't want it.
- GFA has submitted a site plan review application which will be discussed at the November 1, 2007 Planning Board Meeting.
- Reviewed letter from Conservation Agent, Lori Capone, clarifying issues from Kevin Schumacher letter dated October 22, 2007 as pertain to Lakeview Estates.
- Lake view Estates Tri-Party agreement could be wrapped up by next week.

7:00 PM – Open Discussion

- Leo Janssens, a member of the Advisory Board, was present to see if PB interested in participating in the review of Capital Budgeting as described in Chapter 5 of the General By-Laws. Whitney volunteered to become part of the sub committee.

Old Business

- Richard Wright has requested an extension for fencing and paving at Hardware Store. Motion by Chairman MacMillan to allow extension until November 1, 2007 Planning Board Meeting, for fencing and paving, for site plan Review SPR 2005-02 and SPR 2006-03. 2nd by Ruble and voted 4 to 0 in favor.

7:30 PM – Special Permit Modification Hearing, Lakeside Village OSRD (Cont. from July 26, 2007

- Chairman MacMillan opened hearing involving the request to remove the 55 years and older age restriction limitation of the approved Lakeside Village OSRD Special Permit.
- Chairman read letter from Mike Hannon requesting a 6 month extension.
- Chairman MacMillan made a motion to continue hearing until the April 24, 2008 Planning Board Meeting at 7:30 PM. 2nd by Whitney and voted 4 to 0 in favor.

Correspondence

- Reviewed various notices.
- Tetra Tech Rizzo reports reviewed for Lakeside Village and Lakeview Estates.
- Reviewed letter from Eric to Scott Foster concerning tax credit for rehabilitating a building in the Historic district.

Next PB meeting scheduled for November 1 2007.

Meeting was adjourned at 8:20PM.

Respectively submitted,

Bruce Whitney - Clerk