

Planning Board  
Minutes  
November 29, 2007

The Planning Board meeting convened at 6:36 PM 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 November 1, 2007 Planning Board Meeting were approved, with spelling corrections, on motion by Kalagher with a second by Ruble. Motion carried 5 to 0.

Chairman Comments:

- Chairman MacMillan distributed updated Zoning Bylaws.
- Accessory Dwelling Unit Rules and Regulations draft will be ready for December 13<sup>th</sup> PB meeting.
- Set PB meetings for February 2008 for February 7<sup>th</sup> and 28<sup>th</sup>.
- Commonwealth Capital Program has been reestablished by the Governor. Eric will work on application.

Town Planner Comments

- Eric updated Board on Rail Trail meeting held November 28, 2007.
- LID passed at Town Meeting.
- Site Plan Application and Checklist now on Town Website.
- Moratorium on Village Center turned down at Town Meeting. Downtown study committee being formed.
- Down Town Technical Assistance Program Grant application submitted for up to \$7,000.
- Laid Law Site Plan Review – Received inspection reports. Currently working on electrical installation.
- Eric talked with Brad Harris, of MRPC about doing street maps for the town.
- Reviewed Town Planner to do list. Motion by Whitney, 2<sup>nd</sup> by Ruble, to accept FY 08-09 year 3 PB to do list. Voted 5 to 0 in favor.
- Lakeside Village now named Naukeag Village.
- Smart Growth Conference being held Friday December 7, 2007 at DCU Center.

7:00 PM – Open Discussion

- No one present for open discussion.

Old Business

- PB reviewed the two examples of the privacy design vinyl fences provided by Richard Wright and Cindy Martin. A motion by Chairman MacMillan, 2<sup>nd</sup> by Whitney, to recommend the six foot Weatherford fencing was voted 5 to 0 in favor.
- Consulting Engineer status – Twelve proposals came in. Top six will be interviewed.

## Correspondence

- Miscellaneous correspondence reviewed.
- Building Permit summary from 1987 through 2007 was distributed.

## 7:30 PM – BNE Realty & Development update for Lakeview Estates

- Kevin Schumacher was present to discuss construction status, Tri-Party Agreement, and a request to eliminate certain sections of proposed under drains.
- Chairman Macmillan reviewed issues with Bond Estimate and reviewed and discussed the Tri-Party Agreement.
- A motion by Kalagher, 2<sup>nd</sup> by Whitney, to endorse Tri-Party Lenders Agreement for Phase I of Lakeview Estates, was voted 5 to 0 in favor.
- Discussion was held on request for modifications of under drain. A motion was made by Ruble, 2<sup>nd</sup> by Whitney, to recommend minor modifications to under drain as outlined in Tetra Tech Rizzo memo dated November 20, 2007. Motion carried 5 to 0.

## 8:00 PM – Site Plan Review – GFA Federal Credit

- Present for Review were Christina Sargent, Ed Boucher (Engineer), Tina Sbrega (President GFA), Greg Rosen (NES Project Consultant), ZBA members and abutters.
- Greg updated changes made since last hearing. He discussed traffic flow and lighting.
- Chairman MacMillan stated snow clearing issue has been answered, lighting has been addressed, and that parking will require a waiver. Parking space size was discussed, 200 square feet vs. 162.
- Christina Sargent stated Historical Commission voted not to request a demolition delay.
- Dave Perry, ZBA, stated he would like to see PB conditions.
- Reviewed draft Site Plan Review Decision.
- Hearing will continue at December 13, 2007 PB meeting at 7:30PM.

Next PB meeting scheduled for December 13, 2007.

Meeting was adjourned at 9:20PM.

Respectively Submitted,

Bruce Whitney - Clerk