

Planning Board  
Minutes  
December 13, 2007

The Planning Board meeting convened at 6:32 PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Bruce Whitney, Tom Ruble, Robert MacLeod. Town Planner Eric Smith absent due to snow storm.

Agenda read by Chairman MacMillan. PB meeting tonight will be to vote on waivers for GFA and issue decision on GFA Site Plan Review.

Reviewed GFA Federal Credit Union Site Plan Review (SPR 2007-08). Under section IV, Conditions, item 7, it was agreed by Board to review snow removal practices at 35 and 41 Main Street after 3 snowfalls that are over 6 inches.

Under Section III, Findings, item 2, it was voted 5 to 0 on motion by Ruble, 2<sup>nd</sup> by Kalagher, authorizing the following Waivers of Technical Compliance.

Section 5.105(A) (1) Site Layout. Waive the requirement to show existing buildings within 1,000 feet on the required Locus Plan.

Section 5.105(A) (1) to waive the requirement of the identification of areas of snow storage after plowing.

Section 5.105(A) (2) Topography and Drainage Plan. Waiver approved subject to Applicant confirming that the DPW Director does not want any additional drainage structures/provisions for 35 Main Street.

Section 5.105(A) (3) Utility and Public Safety Plan. Waive the provision of show any facilities for refuse at 35 Main Street.

Section 5.105(F) requirement for drainage calculations. Waived with condition the DPW Director provides a final drainage review before issuance of any Building Permit.

Section 5.107.2(B), to waive the requirement that the off-street parking area be screened from the adjacent properties given the site is already developed.

Section 5.107.3, Landscaping Requirements. Site is already developed and Applicant is not able to meet the requirements within Table A of the Site Plan Review Zoning Bylaw.

Under Section III, Findings, item 3, it was voted 5 to 0 to waive the provision of six of the required parking spaces on motion by Whitney with a 2<sup>nd</sup> by Ruble.

A motion by Kalagher, 2<sup>nd</sup> by Whitney, to approve Application of GFA Federal Credit Union Site Plan Review SPR 2007-8 was voted 5 to 0 in favor.

Chairman MacMillan stated an emergency meeting for Monday December 21, 2007 was scheduled and posted in case today's storm forced cancellation of PB meeting tonight. GFA requested extension until December 21<sup>st</sup> (6 days from December 15<sup>th</sup>). A motion to accept extension was voted 5 to 0 in favor. A motion by Chairman MacMillan, 2<sup>nd</sup> by MacLeod, to cancel December 21<sup>st</sup> meeting was voted 5 to 0 in favor.

Lakeview Estates electrical status was given by Kalagher. Chairman MacMillan said satisfactory work has been completed to be able to release 1 lot.

A Motion by Ruble, 2<sup>nd</sup> by Whitney, to release lot #13 at Lakeview Estates was voted 5 to 0 in favor.

Interim Town Administrator has requested Town Planner to start monthly reports again.

Next PB meeting scheduled for December 27, 2007.

Meeting was adjourned at 7:01PM.

Respectively Submitted,

Bruce Whitney - Clerk