

Planning Board  
Minutes  
January 11, 2007

The Planning Board meeting convened at 6:36PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Bruce Whitney; Robert MacLeod; Thomas Ruble; and Town Planner Eric Smith.

Agenda read by Chairman MacMillan.

Minutes of the December 28th Planning Board Meeting were approved on motion by Ruble with a second by Kalagher. Motion carried 5 to 0 in favor.

Chairman Comments:

- Special Town Meeting will be January 24, 2007.
- Board will be discussing zoning changes tonight.
- Official plans have been submitted for Bray Avenue. Scheduled for the February 8, 2007 PB meeting.
- Chairman MacMillan signed Building Permit applications for #67 and 71 Holt Road.

7:15 PM – Stevens ANR Depot Road

Shirley Stevens appeared before the Board with ANR plans for the Depot Road property. After review and discussion it was voted 5 to 0 to accept plan as presented on motion by Whitney, with a 2<sup>nd</sup> by MacLeod. Plan was for land swap and no new lots were created.

7:00 PM – Open Discussion

- Carmine and Phyllis Antidormi, of Log Cabin Road, appeared before the Board to express concerns with water run off from lot 6 Lakeview Estates. Geoff Evancic discussed the changes that had to be made to location of septic on lot 6 which required more tree cutting. Chairman MacMillan stated to Geoff Evancic what the concerns of the abutters were and asked if he is prepared to make adjustments.
- Discussed December 18, 2006 letter to Geoff Evancic. Geoff was at the PB meeting to respond. Stated what items have been resolved and stated he takes offense to final comments of PB letter. (Letter to Mr. Evancic and Mr. Evancic response on file in PB office)

Town Planner Comments

- Eric discussed Susan Brackett's letter concerning Dan McCarty's Tri-Party agreement. PB will take under advisement.
- Eric reminded PB members that a joint meeting will be held at Tuesday's January 16<sup>th</sup> Selectmen's Meeting to discuss water and sewerage.
- Eric handed out article from APA Zoning Practice titled "Practice Watershed Planning".
- LIP Bylaw meeting scheduled for Monday January 29, 2007 at 5:00 PM.

Invoices - Invoice in amount of \$735.43 was approved for Rizzo Associates for work involving the Hay Road Common Driveway.

Correspondence –

- Election Calendar for Town.
  - o February 26, 2007 – Town Caucus
  - o May 5, 2007 – Annual Town Meeting.
- January 18, 2007 – Joint meeting to discuss future uses of Town Barn property.
- Letter from MRPC concerning Chapter 43D.
- Letter from Scott Bingham concerning Nextel Cell Tower.
- Reviewed MIAA upcoming Seminars.
- Mass Highway Project Development & Design Guide.
  - o Access Management Chapter 15.
- Conservation Based Affordable Housing. 15 examples.

Zoning By-Law Amendments

- Board discussed amendments to be submitted by March 1, 2007 in preparation for annual town meeting.
  - o Flow Chemical Industrial
  - o Revamping Site Plan Review
  - o OSRD update
  - o Growth Limitation
  - o Accessory Apartments

Distributed preliminary Driveway Rules & Regulations for members to review.

Next PB meeting scheduled for January 25, 2007.

Meeting was adjourned at 9:05 PM.

Respectively submitted,

Bruce Whitney - Clerk