

Planning Board
Minutes
June 28, 2007

The Planning Board meeting convened at 6:37PM 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 June 7, 2007 Planning Board Meeting were approved on motion by Kalagher with a second by Whitney. Motion carried 3 to 0.

Chairman Comments:

- Abutters of Lakeview Estates will attend open discussion this evening.
- Chairman MacMillan mentioned the San-Ken Homes ANR for Riverstyx Road may need a site review and we may not approve ANR tonight.

Town Planner Comments

- Stuart Sacks of Lot 7 Cheshire Pond Road has some concerns of the Towns detention basin on Cheshire Pond Road. Concern that children may get hurt since it is open. Eric will notify the DPW Director to look into matter.
- Reviewed preliminary design of potential GFA bank. Comment from PB members was about the pitch of roof and window height of upper windows.
- Site visit for Riverstyx Road and Packard Hill Road scheduled for 5:00 PM Monday July 2nd.

7:00 PM – Open Discussion

- Dr. Phil Gilley and other abutters to Lakeview Estates appeared before the Board to voice concern about the progress of the project. Abutters are not happy with what's happened to date. Attendees were advised that the Board is aware of issues and are concerned as well. They were assured no building permits will be issued until binder coat is complete. There was concern about the detention basin and were advised they are temporary and proper basins will be constructed

7:15 PM – ANR Town of Ashburnham/Cushing Academy

Bill Gates of Whitman and Bingham appeared before the Board to present the proposed conveyance of a portion of Town of Ashburnham New Cemetery land to the Trustees of Cushing Academy. After discussion it was voted 4 to 0 to endorse plan as presented on a motion by Whitney with a second by Kalagher.

ANR – San – Ken Homes Inc- Riverstyx Road

Frank Preston of Whitman and Brigham presented the ANR. After some discussion and knowing the location of the site, Chairman MacMillan made a motion to take the 21 days to give PB members a chance to visit site. Seconded by Whitney and voted 4 to 0 in favor.

7:30 PM – Bray Avenue OSRD Special Permit – Discussion on Decision

Edward McHugh, Paul Rigopolous, and Albert Polidian, owners, attended meeting. Eric reviewed progress through the May 10 closing of the Public Hearing. Owners agreed to turn over the open space to the Town of Ashburnham. They sent e-mail but hadn't been received prior to tonight's meeting. Reviewed the draft special permit decision and noted changes that need to be made as a result of latest developments. Home owners Association will be dropped. Reviewed the Conservation Restrictions and discussed maintenance of the detention basin on Williams Road. PB will vote on decision at the July 12, 2007 meeting.

Correspondence

- Reviewed various notices from other Towns.
- Reviewed letter from Scott Bingham and John Rahaim listing concerns they have with proposed cell tower on Meeting House Hill.

Old Business

- PB will send a letter to Richard Wright about the final paving date of June 7, 2007.
- MRPC Local Economic Development Projects Survey – Eric will send Town Barn project.
- MRPC Brownfield Reuse Initiative – Will apply for Cheshire Line and Winchendon Road Lashua/Town land.

Next PB meeting scheduled for July 12, 2007.

Meeting was adjourned at 9:45PM.

Respectively submitted,

Bruce Whitney - Clerk