

Planning Board  
Minutes  
November 1, 2007

The Planning Board meeting convened at 6:40 PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Bruce Whitney, and Town Planner Eric Smith. Tom Ruble arrived at 7:52 PM. Robert MacLeod was absent.

Agenda read by Chairman MacMillan.

Chairman Comments:

- Chairman MacMillan commented it will be a full night with the BNE Realty Development update at 6:45 PM, the Public Hearing for the Zoning Bylaw Amendment at 7:30 PM, and the Site Plan Review for GFA Federal Credit Union at 8:00 PM.

6:45 PM – BNE Realty & Development update for Lakeview Estates

- Kevin Schumacher was present to update the Board on Lakeview Estates. He described what has taken place and believes the Phase I drainage will be complete by tomorrow. He also stated they should be ready with the Bond Estimate by the end of next week.
- Reviewed the Tri Party Agreement draft. Chairman MacMillan stated he had two issues. The time frame of the phases and the cost estimates.
- Reviewed Tetra Tech Rizzo Bond Value Estimate dated August 31, 2007.
- Kevin Schumacher stated the fire cistern design should be available next week.
- Kevin will respond to other concerns brought up at Board meeting including curbing, erosion control and catch basins.

7:00 PM – Open Discussion

- No one present for open discussion.

7:30 PM – Public hearing – Bylaw Amendment Village Center

- Chairman opened hearing. Three members sufficient to conduct hearing.
- Leo Janssens and Steve Marcotte present for hearing.
- Eric updated the history as to how article developed.
- Chairman asked Board members for comments. Whitney stated he is not in agreement with moratorium but supports forming the study committee.
- Leo Janssens commented that the center doesn't have the historical value as other towns.
- Tom Ruble arrived at 7:52 PM and was given an update by Chairman MacMillan.
- Ruble stated he is not in favor of a moratorium.
- Chairman MacMillan closed hearing at 8:02 PM.
- A motion by Whitney, 2<sup>nd</sup> by Ruble, not to accept article as written but to support appointment of study committee, was voted 4 to 0 in favor. Recommendation to Town Meeting is not to accept article but recommend establishment of study committee.

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

- Present for Review were Christina Sargent, Pat Fredericks, Ed Boucher (Engineer), Tina Sbrega (President GFA), and Greg Rosen (NES Project Consultant).

- Greg walked everyone through the plan. He said building would be white with black shutters and would have an asphalt roof and a composite siding. Also, would have vinyl clad type windows.
- Need to go to ZBA for setback relief and canopy for drive up window.
- Tina Sbrega stated they don't need the second floor but have a willingness to fit the character of the community. She said there will be a conference room that can be used as a community function room.
- Eric received notice from Building Inspector, Michael Gallant, that it would be a non-conforming lot as the video store is on the lot. Will need to go to ZBA for this issue as well.
- Christina Sargent said there will be a demolition delay public hearing on November 26, 2007.
- Reviewed comments from Fire Department. Conservation Commission and Board of Health had no comments.
- Greg addressed concerns from Eric's notes.
- Chairman MacMillan inquired about trash plans.
- Board will discuss at November 29, 2007 meeting.

Minutes of the October 25, 2007 Planning Board Meeting were approved on motion by Ruble with a second by Kalagher. Motion carried 4 to 0.

#### Town Planner Comments

- ZBA had meeting last night to discuss cell tower.
- Discussed Laidlaw Site Plan Review – Outstanding issues: 30 day inspection not done and Inspection of buses.
- Eric discussed issues with new town website.
- Eric is updating site plan review application.

#### Old Business

- Richard Wright has received quote on paving of \$19,500. Waiting for other quotes. Would like to extend until spring. Motion by Whitney, 2<sup>nd</sup> by Ruble, to extend paving deadline until June 1, 2008, and should occupancy take place money for paving to be deposited in town escrow account. Voted 4 to 0 in favor.
- Also getting information on fence styles. Motion was made to extend fence deadline until November 29, 2007.

#### Correspondence

- Notice of demolition hearing scheduled for November 26, 2007 for GFA.
- Reviewed David Ross site inspection report for Cashman Hill Estates. Eric will follow up with Dan McCarty.

Next PB meeting scheduled for November 29, 2007.

Meeting was adjourned at 9:45PM.

Respectively Submitted,

Bruce Whitney - Clerk