

Planning Board
Minutes
August 14, 2008

The Planning Board meeting convened at 6:38PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Bruce Whitney, William Nolan, and Town Planner Eric Smith. Tom Ruble was absent.

Agenda read by Chairman MacMillan.

Minutes of the July 24, 2008 Planning Board Meeting were approved, with one change, on motion by Nolan with a second by Kalagher. Motion carried 4 to 0.

Chairman Comments:

- Lakeview Estates Update – They have blasted for the cistern. It is assumed they are going back to original design. Occupancy is scheduled for August 28, 2008. It was stated there are no street numbers and no road signs.
- Discussed the letter from BNE Realty and Development to Rizzo asking for \$22,563 bond release.
- General Store on Route 119 is now open.
- 35 Main Street was demolished today.
- There will be a public auction at Victorian Stables Monday August 18, 2008.

7:00 PM – Open Discussion

- Tom Rush concert will be held Thursday September 11, 2008. Planning Board meeting scheduled that night will be moved to September 18, 2008.

Town Planner Comments

- Town Council writing a Superior Court Complaint for 262 Hastings Road (Steven Bates).
- Public Safety Building Committee will meet Tuesday September 2, 2008 at 6:00 PM for a tour of the facility. PB has been invited for tour.
- Letter from Ryan and Sarah Malatos requesting exemption from LID permitting process for property at Lot 1, Ashby Road. Motion by Chairman MacMillan that property is exempt from LID bylaw per our 3B-3. Seconded by Whitney and carried 4 to 0. Also, requesting house number for property to be 300.
- Westminster Town Planner passed away this week.

Correspondence

- Reviewed various miscellaneous correspondence
- Eight building permits listed for July, all 40B.
- William J. Bresnahan Scouting may require Site Plan Review based on review by Building Inspector. No parking delineation on plan and plan not by Registered Engineer.
- Reviewed Enforcement Order to Stephen Anderson, 12 East Rindge Road, from Conservation Commission.

7:30 PM – Conservation Committee – Discussion on LID Bylaw

- Lorraine DeSouza, Lori Capone, and Gary Howland attended meeting.
- Lorraine looked over the LID Bylaw and has questions, especially pertaining to who has authority.
- Chairman MacMillan stated the Conservation Commission has right to request LID.
- There was much discussion on approval responsibilities and timing.
- Chairman MacMillan said we will see how the next couple of projects go.
 - o Will check with Board of Health for their opinions.
 - o PB has no issue with Conservation Commission having approval. PB would issue permit.

8:00 PM - Wind Energy Discussion

- Continued discussions on proposed wind energy Zoning By-Laws.
- Discussed eliminating State owned property on Mt. Watatic.
- Reviewed Section 5.17 (Large Wind Energy Facilities).
- Will continue review and discuss Section 5.18 (Small) at the August 28, 2008 PB meeting.

Town Planner and Planning Board Goals and Objectives

- Reviewed and discussed the Town Planner and Planning Board goals and objectives.
- Motion by Chairman MacMillan to submit PB goals and objectives, as changed, to Town Administrator. Seconded by Whitney and carried 3 to 0.

Next PB meeting will be August 28, 2008.

Meeting was adjourned at 10:10PM.

Respectively submitted,

Bruce Whitney - Clerk