

Planning Board
Minutes
October 09, 2008

The Planning Board meeting convened at 6:50PM 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 September 18, 2008 Planning Board Meeting were put on hold as only two members were present who attended last meeting.

Chairman Comments:

- Public hearing for Zoning Bylaw will be held at the October 23, 2008 PB meeting.
- Paving is complete at the hardware store.
- Guardrail at PSB is complete.

7:00 PM – Open Discussion

- Diane Dimacle presented letter for Accessory Dwelling request. Discussion centered on the two lots and the options. Option one would be to combine the two lots for an ANR, option two talk with sewer department and determine if it is possible to tap into line and change the EDU count. She will pursue further.

Town Planner Comments

- Clearing at 11 Log Cabin Road may be another to kick in LID.
- San-Ken Homes sixty day filing deadline for common driveway special permit on Riverstyx Road has expired.

Correspondence

- 129 Central Street has clear cut back yard. Should have been a LID. PB will send letter to owner.
- GFA has requested two minor modification changes. Remove Cement Island and replace with a painted strip and move location of light. Motion by Chairman MacMillan to approve minor modification #2 to remove Cement Island and replace with a painted strip on West Side and to relocate light to Spartan Video lawn. “Do Not Enter” and “Exit Left” signs to remain and be protected. Plan shall be revised to show changes. 2nd by Kalagher and voted 4 to 0 in favor.
- 12 Kallinen Road- Horse barn application from ZBA asking if PB has comments. PB will send letter stating it may require Site Plan Review and LID.
- Department of Housing and Community Development memorandum from Tina Brooks, Undersecretary, on 40 B subsidized housing inventory. Inventory missing 30 units for Whitney Park Estates.
- Building permit applications for September were 3.
- Reviewed various miscellaneous correspondence

7:30 PM – Discussion of Lakeview Estates Construction Status

- Reviewed various correspondences between Kevin Schumacher and Chairman MacMillan.
- Updated status of cistern. Kevin Schumacher stated he had conversation with Deputy Chief Salo and he is okay with Kevin's suggestions. Joe Kalagher had conversation with Salo (Fire Chief Bob) who stated conversation was more of questions from Schumacher.
- Nothing done for erosion control.
- No street lights.
- Motion by Nolan to reduce the bond amount to \$137,358 from \$158,938 which is \$21,580 based on Rizzo Report dated August 21, 2008, with no further releases until the following conditions are met.
 - o Street lights will be installed at 50 Moore Road and at fire cistern as shown on approved plan.
 - o Safety bollards installed at cistern in lieu of boulders per approved plan.
 - o Winterization and stabilization of slopes.
 - o Fill connection at cistern has to have four inch storz fitting with cap.
 - o As built plan reflecting change in design for DB201.
- Motion 2nd by Whitney and carried 4 to 0.

Next PB meeting will be October 23, 2008.

Meeting was adjourned at 8:48PM.

Respectively submitted,

Bruce Whitney - Clerk