

Planning Board
Minutes
October 23, 2008

The Planning Board meeting convened at 6:33 PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Bruce Whitney, Tom Ruble, William Nolan and Town Planner Eric Smith.

Agenda read by Chairman MacMillan.

Minutes of the September 18, 2008 Planning Board Meeting were approved on motion by Ruble with a second by Kalagher. Motion carried 3 to 0. Two abstentions were noted.

Minutes of October 9, 2008 approved on motion by Nolan with a second by Whitney. Voted 5 to 0 in favor of motion.

LID Application -

- Chris Mossman appeared before the Board to discuss LID application for property at Log Cabin Road. There is an existing camp on property which will be removed and owner wants to build a large house. Will be disturbing 18,000 square feet.

Chairman Comments:

- Next PB meeting we will discuss who will present articles at Town Meeting on November 13, 2008.
 - o Fact sheet for OSRD rewrite.
 - o Power Point presentation for wind energy articles.
- Selectmen request attendance at their October 27, 2008 meeting to review articles.
- Discussed sending letter to Forest Legacy Program Coordinator stating the Ashburnham Planning Board supports the North Quabbin Regional Landscape Partnership's application for Federal Forest Legacy Grant funding to protect nearly 2000 acres of working forestland in Ashburnham and Ashby, MA, known as the Southern Monadnock Plateau Project Phase II. Motion to send letter was made by Whitney with a second by Nolan. Voted 5 to 0 in favor.

7:00 PM – Open Discussion

- No one present for open discussion.

7:15PM – ANR

- Reviewed ANR prepared for McLaughlin on Russell Hill Road. Creates one buildable lot. Motion by Kalagher, 2nd by Nolan, to endorse plan as presented, carried 5 to 0.

Town Planner Comments

- Discussed Central Street land that had been clear cut. Letter was sent to property owner. Land was cleared to allow sunlight. No further action to be taken.
- Lakeview Estates annual review is due. Recent discussions have covered requirements of review.

Correspondence

- Request from San – Ken Homes for 30 day extension for special permit for lots 3 and 4 on Riverstyx Road. Motion by Ruble to grant 30 day extension for recording of special permit, covenants, etc. 2nd by Nolan and carried 5 to 0.
- Reviewed memo to ZBA listing PB comments for horse stables on Kallinen Road.
- Memo from TA for shutting lights and heat on Thursday for weekend shutdown.
- GFA letter outlining 2 schemes for handicap parking. A motion by Kalagher, 2nd by Ruble, to approve scheme B and to request an update to plan to reflect dimensions of parking spaces (modification #3), carried 5 to 0.
- Discussion with Gary Howland concerning conservation restriction for Lakeside Village relating to memorandum of understanding for land to be protected.
- Reviewed various miscellaneous correspondence.

7:30 PM – Public Hearing – Zoning Bylaws for November 13, 2008 – OSRD / Wind Energy

- Stan Herriott and Gary Howland present for hearing.
- Chairman Macmillan opened hearing.
- Eric reviewed Wind Energy Bylaw presentation on power point.
- Stan Herriott discussed the proposed MET tower on Blood Hill.
- Motion to recommend small and large Wind Energy zoning bylaws for November 13, 2008 Town Meeting was made by Nolan and 2nd by Kalagher. Voted 4 to 0 in favor.
- OSRD bylaw change – Eric reviewed fact sheet for OSRD changes. Motion by Nolan, 2nd by Kalagher to recommend for November 13, 2008 Town Meeting was voted 4 to 0 in favor.

Next PB meeting scheduled for November 6, 2008.

Meeting was adjourned at 8:36PM.

Respectively submitted,

Bruce Whitney - Clerk