

Planning Board
Minutes
April 24, 2008

The Planning Board meeting convened at 6:37PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Bruce Whitney, Robert MacLeod, and Town Planner Eric Smith. Tom Ruble was absent.

Agenda read by Chairman MacMillan.

Minutes of the April 10, 2008 Planning Board Meeting were approved on motion by Kalagher with a second by Whitney. Motion carried 4 to 0.

Chairman Comments:

- Richard Wright will be present for open discussion.

Town Planner Comments

- House numbering issue on Sherbert Road. Lot #6 numbered 304 will be changed to 296.
- Street Map Project – Scheduling meeting with Joe Kalagher to go over work completed by MRPC.
- Flat File cabinets – Town of Westminster voted to donate an extra they were not using. Also, a couple more found by Chief Zbikowski with surplus supplies.
- Town Hall employees toured newly renovated Town Hall.
- Chairman MacMillan and Town Planner, Eric Smith, will attend public lecture “Conservation by Design” April 28, 2008 in Conway, MA.
- Town Meeting Warrant published as of today.
- OSRD Modifications. Will rewrite with changes and distribute for review at upcoming meeting.

7:00 PM – Open Discussion

- Richard Wright appeared before the Board and stated he is meeting with Joe Kalagher and Eric Smith about fencing. He also requested that paving be put off until after demolition for new bank. Chairman MacMillan commented that 22 out of 24 meetings he has asked for an extension. A motion by MacLeod, 2nd by Kalagher, that paving be complete by end of paving season 2008 and if not, performance guarantee be put in escrow in the amount of paving bid, carried 4 to 0.

Correspondence

- Reviewed various notices and correspondence.
- Building permit applications for March were 2.
- Memo from Eric to ZBA on GFA hearing.

7:30 PM – Special Permit Modification Hearing, Lakeside Village OSRD: Request to remove the 55 and older age restriction limitation of the approved Lakeside Village OSRD Special Permit (continued from October 25, 2007).

- Chairman MacMillan reconvened hearing.

- Present were Mike Hannon, Dennis D'Amore, Robert Denault of Denault Realty and many abutters.
- Denis D'Amore and Mike Hannon gave an update stating they have been unsuccessful in selling units and have hired Denault Realty.
- Robert Denault gave an update on what they are doing and stated the goal is to market to a wider base of people at a lower price.
- Chairman MacMillan asked if we were to remove the 55 and over restriction would you still be marketing that group. Answer was yes.
- Mr. Steven Slocum asked the developers if the 2 bedroom design is going to change, Answer was no. He also asked if the leach field has to be modified and was told yes. He also asked the price range now and what will new range be. Answer was \$290,000 to \$295,000 now but future will be \$220, 000 or less. Mr. Slocum stated he is against the proposal and would like to see restrictions to water rights.
- Joe Kalagher advised Mr. Slocum that we have no authority that it is a deeded right.
- After further discussions, Chairman MacMillan discussed the process going forward. He stated we will close hearing and Board has 90 days to make a decision. At that point it goes to Town Clerk and there is a 20 day period to appeal decision.
- A motion to close the hearing was made by Whitney and seconded by Kalagher. Carried 4 to 0.

8:30 PM – Public Hearing – Scenic Road Permit Application – 69 Russell Hill Road.

- Chairman MacMillan opened hearing.
- Clerk, Whitney read hearing notice.
- Present were applicant Jacques Marchetti and abutters Sue and Sharon Hendricks.
- Jacques Marchetti presented plan to Board.
- Chairman MacMillan read memo from Conservation Committee listing their concerns about stability.
- Mr. Marchetti had a conversation with DPW Director, Don Ouellette, who stated he would need an asphalt driveway.
- After some discussion it was determined not enough information to make a decision and a plan is needed.
- A motion by Chairman MacMillan, 2nd by Whitney, to continue hearing until May 22, 2008 at 8:00 PM, carried 4 to 0.

This is the last meeting for Robert MacLeod who chose not to seek reelection. Chairman MacMillan thanked Robert for his service and efforts on the Board.

Next PB meeting scheduled for May 8, 2008.

Meeting was adjourned at 9:24PM.

Respectively submitted,

Bruce Whitney - Clerk

