

Planning Board
Minutes
May 22, 2008

The Planning Board meeting convened at 6:33PM 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 May 8, 2008 Planning Board Meeting were approved on motion by Kalagher with a second by Nolan. Motion carried 4 to 0.

Chairman Comments:

- Chairman MacMillan commented that April building permits totaled 1 and YTD 4.
- Simplified LID Regulations on website and now in effect.
- Received first LID complaint. Letter from Heidi Bercovici and Frank Biotti, Jr, of 44 Hastings Road, stating Willard Shattuck has cut beyond the limits of LID bylaw and expect the town to enforce the bylaw and stop his reckless and negligent behavior. Chairman MacMillan and Town Planner, Eric Smith, visited the site May 12, 2008 and believe he is within the limits of the bylaw at this point. Joe Kalagher visited site on May 21, 2008. Consensus of PB to send letter stating the same to Heidi Bercovici and Frank Biotti.

Town Planner Comments

- Discussed GFA draft easement.

7:00 PM – Open Discussion

- William and Penelope Weatherby, 187 Ashby Road, appeared before the Board looking for advice on a parcel of land they are trying to get from Geoff Evancic. A section of Ashby Road was rerouted years ago and confusion exists today on where parcel lines are. They were advised to seek assistance from a surveyor.
- Steve Kropper, representing Bank on Renewable Energy, appeared before the Board to talk about interest for wind turbines. They are trying to identify 3 sites in Central Massachusetts for possible installation of 750kw to 1 megawatt wind turbine units. They are interested in Ashburnham because of the Municipal Light Plant. Mr. Kropper was advised he will be notified when PB has hearings on wind energy.

7:30 PM – Public Hearing – San-Ken Homes – 24 and 30 Riverstyx Road Common Driveway Special Permit and Scenic Road Application

- Chairman Macmillan opened hearing at 7:45 PM.
- Whitney read hearing notice as appeared in Gardner News.
- Kenneth Lehtonen, VP of San-Ken Homes, described the work to take place.
- Read reply from Conservation Commission.
- Selectman and Tree Warden had no comments.

- Chairman MacMillan noted concerns brought up from site visit Monday May 19, 2008. Concerns were the slope of driveway, snow storage, and site distance down Riverstyx Road.
- Kenneth Lehtonen explained plans and assured all concerns would be taken care of.
- DPW approves of plan. Chairman MacMillan asked Kenneth to get letter from Don Ouellette.
- Motion to close the Scenic Road Hearing and to continue the Common Driveway Hearing until June 12, 2008 at 7:30 PM carried 5 to 0. Waiting for engineering response from Cuoco & Cormier.

8:00 PM – Public Hearing – Scenic Road Permit Application – Jacques Marchetti, 69 Russell Hill Road (Continued from April 24, 2008)

- Chairman MacMillan opened hearing at 8:15 PM.
- Jacques Marchetti gave update as to what has been going on since the April 24, 2008 Hearing. He stated the Tree Warden didn't have any concerns. DPW Director has no concerns as long as driveway is asphalt. Has acquired easement from abutters, so telephone pole doesn't have to be relocated.
- A motion by Kalagher, 2nd by Nolan, to close hearing carried 5 to 0.

6:40 PM Lakeside Village Discussion regarding Special Permit Modification Decision

- Discussion began at 8:40 PM due to length of other business.
- Chairman MacMillan read letter from Michael Hannon asking to eliminate 2 units and remove the affordable units from the project.
- Feeling of Board members is that we could possibly remove 1 Duplex, but the 2 affordable units should remain.
- Board discussed the removing of the age 55 restriction. Board has until July 23, 2008 to make final decision.
- Town Planner, Eric Smith will write decision based on discussions and Board will review at future meeting.

Old Business – Draft OSRD Bylaw Revision Discussion

- Reviewed changes being proposed.
- A motion by Ruble, 2nd by Nolan, to accept proposed OSRD 5.13 Bylaw rewrite, carried 5 to 0.
- Reviewed changes to 5.15 Major Residential Development (MRD) Bylaw.
- Motion to accept changes to MRD Bylaw was made by Kalagher, 2nd by Ruble. Carried 5 to 0.

Correspondence

- Reviewed various miscellaneous correspondence
- ZBA Application – Richard Wheeler, 148 Rindge State Road, wants to put a modular on property, and then remove old. ZBA issue it is a second principle structure on property.
- Memo to Building Inspector stating no concerns on parking at 8 South Pleasant Street. Chairman MacMillan and Town Planner, Eric Smith visited site.

Next PB meeting will be June 12, 2008.

Meeting was adjourned at 9:25PM.

Respectively submitted,

Bruce Whitney - Clerk