

Planning Board
Minutes
June 12, 2008

The Planning Board meeting convened at 6:30PM 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 22, 2008 Planning Board Meeting were approved, with changes, on motion by Ruble with a second by Nolan. Motion carried 5 to 0.

Chairman Comments:

- Chairman MacMillan commented that Eric e-mailed Town Council, Debbie Phillips, regarding the appeal decision of Patriot Estates. She stated she wrote a stipulation, but Board members don't recall seeing it.
- Received GFA lighting plan. Brings plan into 99% compliance. PB portion of site plan review is complete.
- Village Center committee voted to not rush project and continue work for presentation at next annual town meeting.
- Distributed Draft Wind Energy Facilities Zoning Bylaw. Will review and discuss at the June 26, 2008 PB meeting at 7:45 PM.
- PB to meet with Selectmen at their July 7, 2008 meeting to discuss the Industrial Land Siting Study and Wind Energy Facilities Zoning Bylaw.

Town Planner Comments

- Terry Aho house numbering for Williams Road. House number will be 124.
- Two building permits will not be signed. 296 Sherbert Road and 20 Blueberry Road have clear-cut their lots disregarding the new LID process. Will advise them about the LID process and will be copied to all Boards.
- Eric reminded Board of the Lake Watatic walk for Saturday June 14, 2008.
- Kristine Symonds – Wilker Road – Building Inspector treating as a common driveway.

6:40 PM – Discussion Lakeside Village OSRD Special Permit Modification #3

- Reviewed and discussed the draft decision and comments concerning eliminating the 55 years and older age restriction.
- Listened to Lake Association members concerns and ideas especially as pertain to lake rights.
- Set Monday June 16th for a site visit at 5:30 PM.
- Reviewed the findings.
- Motion by Chairman MacMillan, 2nd by Ruble, not to waive the affordable units. Carried 4 to 0.
- Discussion continued until June 26, 2008 at 6:40 PM.

7:00 PM – Open Discussion

- Joe Solans appeared before the Board to get the Boards feeling and guidance as to how to proceed with a potential subdivision at Lakehaven Lane.
- Chairman MacMillan explained the process and told him he would need to bring in preliminary plans for OSRD and Conventional.

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

- Chairman MacMillan re-opened hearing continued from May 22, 2008 at 7:30 PM and due to discussion in progress postponed the hearing and will reconvene no later than 8:00 PM.
- Re-opened hearing at 8:00 PM.
- Ken Lehtonen of San – Ken Homes in attendance.
- Chairman MacMillan reviewed the comments in Cuoco and Cormier letter dated June 3, 2008. Ken Lehtonen responded to all comments.
- Ken to contact DPW Director, Don Ouellette, to get confirmation of approval.
- Continued hearing until 7:30 PM June 26, 2008.

Old Business – 69 Russell Hill Road Scenic Road Permit

- Jacques Marchetti stated the easement by the abutters at 63 Russell Hill Road was not working out.
- It was suggested that he ask for a one month extension to work things out.
- A motion by Chairman MacMillan, 2nd by Nolan, to accept an extension of the statutory deadline for scenic road permit application, 69 Russell Hill Road, until July 21, 2008 carried 5 to 0.

Correspondence

- Reviewed various miscellaneous correspondence
- ZBA Application – 62 Winding Cove Road. Wants to tear down existing structure and build a new 4 bedroom.

Next PB meeting will be June 26, 2008.

Meeting was adjourned at 9:27PM.

Respectively submitted,

Bruce Whitney - Clerk