

Planning Board
Minutes
June 26, 2008

The Planning Board meeting convened at 6:35PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Bruce Whitney, William Nolan, and Town Planner Eric Smith. Tom Ruble arrived at 7:45 PM.

Agenda read by Chairman MacMillan.

Minutes of the June 12, 2008 Planning Board Meeting were approved, with change, on motion by Kalagher with a second by Nolan. Motion carried 4 to 0.

Chairman Comments:

- Lakeview Estates- Chairman MacMillan commented that we're not receiving Engineering reports and he has e-mailed Kevin Schumacher asking for reports. No reply from Kevin yet. Kevin has sent e-mail requesting partial release of performance guarantee for Phase I. Chairman MacMillan advised him we need the engineering reports first. Reviewed revisions to fire cistern and determined they are not acceptable as presented.
- Cashman Hill Estates – Chairman MacMillan e-mailed them to see what activities are taking place. Reply was nothing going on at present and it may be late this year or next year before any activity resumes.

Town Planner Comments

- Flat file cabinets donated by Fire Department are not the right size. Westminster has donated some which need to be picked up.
- New driveway plans for 69 Russell Hill Road were submitted to Eric today.
- Survey for Village Center will be in light bills.

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. Made some changes to decision.
- Motion by Whitney, 2nd by Ruble, to accept Lakeside Village OSRD Special Permit 2005-02 Special Permit Modification #3 with changes discussed, carried 4 to 0.

7:00 PM – Open Discussion

- Joe and Janet Zadrozny, 296 Sherbert Road, appeared before the Board as a result of Low Impact Development (LID) letter they received. They want to get a Planning Board sign off on building permit and request a waiver from LID. Read letter from The Zadrozny requesting waiver from simplified LID section 5.1. Reviewed plans and work completed to date. A motion by Nolan, 2nd by Whitney, to grant waiver from Simplified LID per section 5.1 as order of conditions are in place, and the septic, well and driveway are in, carried 4 to 0.
- Ed Cooper and Mary Dunleavy appeared before the Board as a result of the LID letter they received. Read letter applying for a waiver of Simplified LID section 5.1. They have all signatures as required except for PB and Building Inspector. Ed explained the plans and

stated he had received approvals for septic, conservation, and order of conditions in the past 18 months. Nolan made a motion to waive LID requirement of section 5.1 for 20 Blueberry Road, due to all permits obtained prior to LID Bylaw. 2nd by Whitney and carried 4 to 0.

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

- Chairman MacMillan re-opened hearing continued from June 12, 2008 at 7:30 PM.
- Ken Lehtonen of San – Ken Homes in attendance.
- Reviewed June 23, 2008 letter from Cuoco and Cormier with updates.
- Reviewed Whitman and Bingham June 26, 2008 letter with responses to Cuoco and Cormier letter.
- Eric commented payment for newspaper adds still outstanding. Ken Lehtonen stated he will take care of it.
- Voted 5 to 0, on motion by Nolan, 2nd by Kalagher, to pay bill for Cuoco and Cormier in the amount of \$1,573.66 from 53G account for common driveway at 24 and 30 Riverstyx Road.
- Motion to close hearing by Kalagher, 2nd by Nolan, carried 5 to 0.

7:45 PM – Draft Wind Energy Facilities Zoning Bylaw Discussion

- Alan Pease from Ashby Planning Board in attendance.
- Chairman updated activity to date.
- Eric explained the two zoning Bylaws to be presented. One is for greater than 60Kw and one for less than 60Kw. Eric explained a straw poll favors the project. Explained the main reason tonight is to prepare for presentation to Board of Selectman on July 7, 2008.
- Eric reviewed the proposed sections 5.17 and 5.18.

8:00 PM – Industrial Land Use Suitability Analysis and Assessment

- Reviewed the power point presentation to be presented to Board of Selectman on July 7, 2008.

Correspondence

- Reviewed various miscellaneous correspondence
- Eric will send letter to ZBA stating Wilker Road lots 1 and 2, Plan Book 478 pg 20, in our opinion doesn't require a special permit for a common driveway.

Next PB meeting will be July 10, 2008.

Meeting was adjourned at 9:57PM.

Respectively submitted,

Bruce Whitney - Clerk

