

Planning Board  
Minutes  
September 18, 2008

The Planning Board meeting convened at 6:40PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Tom Ruble, and Town Planner Eric Smith. Absent were Bruce Whitney and William Nolan.

Agenda read by Chairman MacMillan.

Minutes of the August 28, 2008 Planning Board Meeting were approved, with changes, on motion by Kalagher with a second by Ruble. Motion carried 3-0.

Chairman Comments:

- Chairman MacMillan reported that the OSRD zoning bylaw re-write and the Small and Large Wind Energy bylaws were submitted on time to the Board of Selectmen.
- Chairman MacMillan reported on a citizen comment concerning the LID Bylaw at 37 Crosby Road. The Chairman sent a letter to the property owners on behalf of the Planning Board requesting additional information concerning work being done. Owner indicated to the Town Planner that they were clearing a previous pasture for cattle. The Board will take no further action until more information becomes available.

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Town Planner Comments

- Eric Smith, Town Planner reported on demolition permits for 21 & 23 Winchendon Road. At this time there is no word on the future use of the property with a combined 12 acres.
- Eric discussed the interest in a site walk for the Whitney Park 40B. To discuss when full board in attendance.
- Eric commented on the information supplied from Mass Audubon relative to birding and wind turbines.

7:00 PM – Open Discussion

- Jay and Ethel Such approached the Board concerning Wind Turbines. The Board gave a brief synopsis of where we are to date and what the next steps will be. They indicated an interest in wind energy. Eric to email proposed bylaw's and information on public hearing and Town Meeting date.
- Jacques Marchetti (Applicant) and David Perry (Contractor) approached the Board for a waiver to The Simplified LID Bylaw for 69 Russell Hill Road. After discussion it was determined to issue the first LID Permit with the following waivers and conditions. On a motion by MacMillan and 2<sup>nd</sup> by Ruble, it was voted 3-0 to waive sections 6.3, 2(b), (c) review fee portion only and (d); section 6.12 and 6.13 and the following conditions; (1) A grass drainage swale be installed along the length of the driveway; (2) a perimeter drain be installed with rip rap as shown on plan dated 05/08/08, as revised 06/16/08; (3) Roof drains to be installed and infiltration provided.
- David Perry, ZBA Chairman updated the Board on the appeal for the easement/common driveway on Raffi, Wilker Road lots. See ZBA decision for details.

7:30 PM – Discussion of Lakeview Estates construction status and request for bond (Tri-Party Agreement) reduction release

- Chairman MacMillan welcomed Kevin Schumacher representing the Lakeview Estates subdivision.
- Discussion centered on the fire cistern, stabilization of slopes and the erosion control barrier. Chairman Macmillan indicated that he could not support a bond reduction at this time, but later rescinded the comment to continue discussion at the next Planning Board meeting on October 9, 2008.
- Mr. Schumacher indicated to the Board his frustration with other Town departments. The Board assured him that we would work on improved communication with other Boards and Departments.
- The following are a list of issues to be looked in to by Mr. Schumacher –

Fire Cistern –

No street light in place at cistern.  
Power appears to be off at control panel.  
Hour meter not hooked up.  
Unlocked control panels.  
Improper fitting on fill pipe.  
Safety bollard's not installed per plan.  
Well report – flow rate, etc.  
Review “Operation and Maintenance Plan” for proper inspection procedures.  
Paving of pull out area prior to winter.

Planning Board needs a certification that the cistern is operating properly and all necessary equipment is installed and operating.

General conditions –

Stabilization of soils as indicated in Waterman Design reports back as far as November 2006.  
Repairs to silt fence and hay bales. Example at lots 6 & 7.  
Concerns with binder coat deteriorating prior to final coat.

Detention Basins –

DB-201 appears to have been modified from plan. Need verification that it still will function properly.

Winter Maintenance –

Reminder that winter maintenance is the responsibility of the developer and not the Town of Ashburnham. Road should be maintained to turnaround at Ellis Road.

Correspondence

- Reviewed letter from Ashburnham Municipal Light Department concerning all developers to contact AMLP during review phase.
- The Planning Board reviewed letter from Steven Chiavaras dated September 4, 2008 for request of extension of Westminster Street Common Driveway Special Permit. The Board voted to extend the completion date of the Westminster Street Common Driveway, Approval # 2006-07 for one year to September 25, 2009.

The Board voted to cancel the September 25, 2008 with a motion by MacMillan and 2<sup>nd</sup> by Kalagher, vote 3-0.

The Board authorized Chairman MacMillan to send a memo to the Board of Selectmen and the Town Administrator concerning the Planning Boards continued frustration pertaining to communication and the lack of same with other Town Departments relative to development.

Meeting was adjourned at 8:42PM.

Respectively submitted,

John MacMillan – Acting Clerk