

Planning Board  
Minutes  
December 11, 2008

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

Agenda read by Chairman MacMillan.

Minutes of the November 6, 2008 Planning Board Meeting were approved, as corrected, on motion by Nolan with a second by Kalagher. Motion carried 4 to 0.

San-Ken Homes - Waiver from LID request

- Ken Lehtonen II of San - Ken Homes was present to request waiver from LID Bylaw for Lots 3 and 4 on Riverstyx Road.
- Motion to grant waiver as all applications filed before LID regulations became effective and peer Engineering Review completed was made by Nolan and 2<sup>nd</sup> by Whitney. Motion carried 4 to 0.

Bray Avenue OSRD

- Paul Rigopolous, owner, and John Esposito, contractor, were present at meeting.
- Discussion on a number of items not completed since plan was approved.
- Chairman MacMillan reviewed the following with the contractor:
  - o Open Space Deeds
  - o Access and Utility easement
  - o Order of Conditions from Con-Com
  - o OSRD Plan Decision
  - o Definitive Plan Decision
  - o Mylar

ANR – MacLeod - Main Street

- Robert MacLeod presented ANR. Lot to be conveyed from Robert and Sandra Dufour.
- Motion by Whitney, 2<sup>nd</sup> by Nolan, to endorse plan as presented. Carried 4 to 0.
- Does not create a building lot.

Chairman Comments:

- Reviewed LID Bylaw memo to various Boards and Departments. (On File in PB Office) Motion to approve memo for distribution made by Kalagher, 2<sup>nd</sup> by Nolan. Carried 4 to 0.
- Planning Board meeting schedule through June 2009:
  - o January 8 and 22
  - o February 12 and 26
  - o March 12 and 26'
  - o April 9 and 23
  - o May 14 and 28
  - o June 11 and 25

### 7:00 PM – Open Discussion

- No one present for open discussion.

### Correspondence

- Discussed Eric's e-mail about Moore Road detention basin.
- ZBA application for variance for a single family home at 69 Russell Hill Road was denied based on schedule of dimensional regulations.
- Eric read his resignation letter. PB members wished him good luck on his new job and expressed how it has been enjoyable and rewarding working with him and how much he will be missed.
- Memo from Kevin Schumacher on status of Lakeview Estates.
- Reviewed MRPC Safe Routes to School manual.
- Reviewed various miscellaneous correspondences.

### Town Planner Comments

- Discussed Lakeside Village Open Space agreement.
- Talked about Natural Resource Protective Zoning.

### 7:30 PM – Public Hearing – Dimacale, Accessory Dwelling Unit

- Diane Dimacale present for hearing.
- Chairman MacMillan made a motion to waive reading of hearing notice. 2<sup>nd</sup> by Whitney and carried 4 to 0.
- Chairman MacMillan asked if property was hooked up to sewerage. Diane Dimacale stated it was.
- Nolan asked what the property street number would be. It was determined it would be 15.
- Sewer has been approved verbally by DPW Director but is subject to a betterment fee.
- Motion to close public hearing made by Kalagher with a second by Nolan. Carried 4 to 0.
- A motion by Nolan, 2<sup>nd</sup> by Whitney, to grant waiver to section 5.16.3 a4 of zoning bylaws (will allow entrance on front of building), and to have ADU as # 15 Riverstyx Road, carried 4 to 0.
- A motion to approve ADU Special Permit for 13 Riverstyx Road was made by Whitney and 2<sup>nd</sup> by Nolan. Carried 4 to 0.

Next PB meeting scheduled for January 8, 2009.

Meeting was adjourned at 8:32PM.

Respectively submitted,

Bruce Whitney - Clerk

