

Planning Board  
Minutes  
February 28, 2008

The Planning Board meeting convened at 6:34 PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Bruce Whitney, Robert MacLeod, Tom Ruble, and Town Planner Eric Smith.

Agenda read by Chairman MacMillan.

Minutes of the February 7, 2008 Planning Board Meeting were approved, with change, on motion by MacLeod with a second by Ruble. Motion carried 5 to 0.

Chairman Comments:

- Chairman stated Robert MacLeod will not be seeking reelection to Board. William Nolan III was nominated at Town Caucus.
- Notification from Attorney General that LID Bylaw has been approved. Draft LID regulations distributed to Board members for review and discussion at March 13, 2008 PB meeting. Hearing scheduled for March 27, 2008.
- Chairman MacMillan noted 2 changes to website: Decisions and Studies and Reports.

Old Business

BNE realty development – Discussion on lot releases.

Application received to release lots 6, 7, 8, 9, 10, 11, 12, 14, and 15. It was recommended by Chairman MacMillan and Town Planner, Eric Smith, to release the lots. Consensus of Board members was to go ahead and release. Motion to release lots 6, 7, 8, 9, 10, 11, 12, 14, and 15 was made by Kalagher and 2<sup>nd</sup> by Ruble. Motion carried 5 to 0.

7:00 PM – Open Discussion

- Paul and Lois Somers appeared before the Board to discuss potential sale of a Conservation Restriction on the majority of their 90 acres of land to the Massachusetts Department of Conservation and Recreation (DCR). The issue with the DCR is Section 5.1.1.e of the PB Rules and Regulations Governing Subdivision of Land which states that “intersections of collector and residential minor roads and streets with arterial streets will not normally be allowed at intervals of less than 450 feet.” Their parcels have only 422 feet and DCR felt obligated to apply the strictest possible interpretation of the rules. If DCR received word from PB that it would likely waive the restriction, DCR would consider reappraisal. It was consensus of PB that if someone came into us with such a plan, PB would most likely be receptive to grant a waiver to 5.1.1.e of Rules and Regulations Governing the Subdivision of Land.
- Mary Lee Muessel, Council on Aging, appeared before the Board to give an update on what is going on with the VMS building. She stated the feasibility study passed at Town Meeting, to determine if building is worth saving and sound, paves the way for the building committee to apply for an \$800,000 Community Development Block Grant from HUD. The grant would create a senior and community center. She stated that under the HUD

grant, seniors would have control. The drawback is in order to apply for the HUD money; you would have to have a bid ready specification at a cost of approximately \$90,000. She was at PB meeting to inquire if we have any recommendations of who to approach for assistance in obtaining money for bid specs.

7:15 PM – ANR – Raffi – Wilker and Rindge Turnpike

- Kristine Symonds, Esquire, appeared before the Board to present ANR. The ANR creates 4 new building lots, 1 on Rindge Turnpike and 3 on Wilker Road. After some discussion a motion by Kalagher, with a second by Whitney to endorse plan as presented carried 5 to 0.

7:30 PM – Public Hearing – Accessory Dwelling Unit Special Permit Rules and Regulations

- Chairman MacMillan opened hearing at 8:10 PM. No one present for hearing.
- Reviewed draft and made some numbering changes.
- Discussed wording in Section 3.6
- Motion to close hearing by Whitney, 2<sup>nd</sup> by MacLeod, carried 4 to 0. (Tom Ruble has left the Building!)
- A motion by Kalagher, 2<sup>nd</sup> by MacLeod, to accept “Accessory Dwelling Unit Special Permit Rules and Regulations” with changes to numbering and changing Section 3.6 to read “The Applicant must provide documentation, endorsed by the Board of Health or its agent, that the proposed accessory apartment conforms with all state and town health and sewerage disposal regulations” carried 4 to 0.

Correspondence

- Reviewed various notices and correspondence.
- Reviewed letter from Robert Higgins-Steele requesting minutes from PB for 2005 and 2006. Has been examining minutes from 1943 to 2008 on Ferin Road.
- Annual Citizens Planning Training Collaborative scheduled for March 15, 2008.

Town Planner Comments

- Reviewed Town Planner report highlighting work from January 10, 2008 to February 27, 2008 and discussed work completed and ongoing. ( On file in PB office)
- Riverstyx Road Scenic Road will be on next meeting agenda. A motion by Chairman MacMillan 2<sup>nd</sup> by Whitney, to allow Joe Kalagher, Eric Smith and Don Ouellette (DPW Director) to make final determination for temporary cut carried 4 to 0.
- Eric noted ANR application needs minor changes.

Next PB meeting scheduled for March 13, 2008.

Meeting was adjourned at 9:37PM.

Respectively submitted,

Bruce Whitney - Clerk

