

Planning Board
Minutes
May 14, 2009

The Planning Board meeting convened at 6:30 PM with the following members present: John MacMillan, Chairman; Joseph Kalagher, Bruce Whitney, Tom Ruble, and William Nolan.

Agenda read by Chairman MacMillan.

Minutes of the April 26, 2009 Planning Board Meeting were approved on motion by Nolan with a second by Kalagher. Motion carried 4 to 0.

Chairman Comments:

- Preparing all information to submit to Attorney General on Village Center Zoning article passed at Town Meeting.
- Set dates for Planning Board Meetings for July through December.
 - o July 9
 - o August 13
 - o September 10 and 24
 - o October 8 and 22
 - o November 12
 - o December 10
- Joe Daigle attended meeting. Potentially interested in becoming member. Tom Ruble is interested in alternate position.
- Reorganized Board. MacMillan voted in as Chairman, Kalagher as Vice Chairman and Whitney as Clerk.
- Discussed revisions to To - Do List.
 - o Review/Revise OSRD Bylaw denied by the Attorney General. Priority 1.
 - o Review Industrial Siting Study – Recommend re-zoning. Priority 1.
 - o Adopt Wind Energy Rules and Regulations. Priority 1.
 - o Adopt Site Plan Review Rules and Regulations. Priority 2.
 - o Review Growth Limitation Bylaw. Priority 2.
 - o LID Bylaw Revision. Priority 2.
 - o Village Center Parking. Priority 3.
 - o Town Barn Re-Use. Priority 3.
- Discussion on Town Engineer. Chairman MacMillan will send a memo to Selectman Chairman, Ed Vitone, stating the PB would like to be involved in any discussions on the future of a Town Engineer.
- Building Inspector will require a site plan review for proposed scout house on River Street.

6:30 PM – Open Discussion

- Bray Avenue OSRD – John Esposito and Albert Polidian were present to give an update on requested information by Board.
- Chairman MacMillan reviewed outstanding tasks.
- Sewer Commission has told them there is no room for them to connect to system.

7:15PM – ANR – Holden Street

- Tom Ruble Recused himself as he is presenting ANR.
- Tom explained the ANR in detail.
- Motion by Chairman MacMillan to endorse ANR as presented, based on Rules and Regulations Section 4.1.2 i 2 & 3. Motion 2nd by Nolan and carried 4 to 0.
- Tom Ruble returned to meeting at 7:50 PM.

7:50 PM – Richard Wright Site Plan - Restaurant

- Steven DiPace, Attorney for Richard Wright, Christina Tuomalay, and Michael Tuomalay were present to discuss requirements for opening a pub type restaurant.
- Richard Wright applied for liquor license through Board of Selectman. Selectman advised him to get with other Boards and be sure all conditions are met.
- Chairman Macmillan reviewed what conditions must be met including:
 - o Number of handicap spaces required from Police.
 - o Revised site plan with lighting, handicap spots, and security fence between 41 Main and 3 Central.

Correspondence

- April had one new dwelling building permit.
- Memo from Sylvia outlining new rules and regulations for use of Town property.
- Reviewed various miscellaneous correspondence.

Next PB meeting scheduled for June 11, 2008.

Meeting was adjourned at 8:35PM.

Respectively submitted,

Bruce Whitney - Clerk