

Planning Board  
Minutes  
March 26 2009

The Planning Board meeting convened at 6:36 PM with the following members present: John MacMillan, Chairman; Bruce Whitney, William Nolan, Joe Kalagher and Tom Ruble.

Agenda read by Chairman MacMillan.

Minutes of the March 12, 2009 Planning Board Meeting were approved on motion by Nolan with a second by Kalagher. Motion carried 4 to 0.

6:30 – 7:00 pm Open Discussion

- No one present for open discussion.

Chairman Comments and Correspondence

- Don Ouellette, DPW Director, applied for a STRAP program for Rindge Turnpike. Application kicked back due to the Commonwealth Capital Application not being completed. Chairman MacMillan is completing application.
- Joe Solans will have an ANR for the Ferin Road property.
- Memo from Interim TA, dated 3/16/2009, stating the Town Legal Budget is overdrawn, Contact TA before contacting Town Attorney.
- Ashby having two public hearings. One for rate of development and one for Wind Energy Special Permit.
- Bill from Gardner News for notice for tonight's hearing. Motion by Nolan, 2<sup>nd</sup> by Whitney, to pay \$183.60. Motion carried.
- Reviewed miscellaneous correspondence.

No other business before Board other than the 7:30 PM hearing. At 6:48 PM recess until 7:30 PM Public Hearing.

7:30 PM – Village Center Zoning Public Hearing

- Chairman MacMillan opened hearing at 7:30 PM.
- Whitney read the hearing notice as appeared in Gardner News.
- Power Point presentation by Chairman MacMillan explaining the process committee went through and highlighting proposed changes to Village Center.
- Approximately 20 in attendance from Village Center area. Many comments and concerns were mentioned.
  - o Tina Donaldson asked if there are any rules for Architectural designs.
  - o Bob Fichtel had issues with changing setback regulations.
  - o Robert MacLeod expressed concern that he will only be allowed to hire one employee under the proposed regulations since he would be in the new VC-R zone.
  - o Wally Bachman stated the right side of Water Street should be VC-C
  - o Cristina Sargent wouldn't encourage any plan to tear down buildings in the Historical District.
  - o Others in attendance shared similar concerns.

- The Village Center Committee stated they would be meeting again and will consider what they have heard tonight. It was explained the intent is to make conforming lots and to streamline the permitting process.
- Hearing was closed at 9:05 PM.

Next PB meeting scheduled for April 9, 2009.  
Meeting was adjourned at 9:13 PM.

Respectively submitted,

Bruce Whitney - Clerk