

Planning Board  
Minutes  
June 9, 2011

The Planning Board meeting convened at 6:43 PM with the following members present: Joseph Kalagher - Chairman, John MacMillan, Joseph Daigle, William Nolan, Roger Hoyt, and Associate Member Tom Ruble.

Agenda – MacMillan made motion to approve agenda and 2<sup>nd</sup> by Daigle. Motion carried 5-0

Motion by Daigle and 2<sup>nd</sup> by Nolan to approve meeting minutes of May 26, 2011, Motion carried 4-0, with 1 abstention (MacMillan)

Chairman Comments

- PUD DLTA Grant – MacMillan reported that Eric Smith (MRPC Principal Planner) will provide a draft outline on the PUD at the June 23, 2011 meeting.

Old Business

- Bray Avenue – No update.
- Lakeside Village - No update.
- Lakeview Estates – Discussion about the Tri-Party Agreement and the bank (Again), Board re-affirmed its previous discussion that we would not release the Tri-Party agreement without some other form of surety as required under MGL.
- Cashman Hill Estates – Subdivision is up for sale.
- DPW Reuse - No update.
- Liberty Lane/Fairview Ave Subdivision – Daigle suggested the Board contact the original Surveyor/Engineer for the project to complete the as-built plans.

Correspondence

- No Correspondence to report.

New Business

- Roger Hoyt was appointed to serve as the Planning Board representative to MRPC.

Recess

- The Board recessed from 7:15 PM to 7:30 PM.

Special Permit Public Hearing – The Wm. J. Bresnahan Scouting and Community Center, Inc.

- Chairman Kalagher opened the hearing at 7:30 PM.
- Board member, Joseph Daigle recused himself from the meeting as he is a member of the community center committee.
- MacMillan read the hearing announcement.
- Chairman Kalagher reported that the Board of Health had no concerns with the project, no other Town Boards or Departments made comment.
- Valarie Daigle presented the plans for the community center.
- Separate parking for Community Center and Scouting Center
- Plans for outdoor amphitheater w/ seating for 80
- Lions Club to utilize facility for pancake breakfasts.
- Slab for porta-potties.
- Rentals.
- Overflow parking will not be paved.

- Drainage will flow to swale at rail trail; Back parking lot will follow the natural topography.
- Snow storage will be pushed back to vegetated areas and overflow parking.
- There will be exterior lighting
- There will be solar panels on the roof and will require some clear cutting of trees.
- Abutter concerns –
  - o Size of project larger than expected
  - o Hours of operation
  - o Church parking
  - o Clear cutting near abutters
  - o Rail Trail walkway near abutter
  - o Headlight concern re: abutters
- MacMillan made motion to close hearing/seconded by Nolan. Hearing closed at 8:28 PM, motion carried 5-0.
- MacMillan reviewed the statutory requirements for Special Permits.
- Nolan suggested a site visit – June 23, 2011 @ 6:00 PM.
- Nolan asked that Special Permit deliberations be placed on the June 23, 2011 agenda.

The next Planning Board meeting will be June 23, 2011

Meeting was adjourned at 8:43 PM.

Respectively submitted,  
John MacMillan, Clerk