

Planning Board
Minutes
June 23, 2011

The Planning Board meeting convened at 6:34 PM with the following members present: Joseph Kalagher - Chairman, John MacMillan, Joseph Daigle, William Nolan, Roger Hoyt, and Associate Member Tom Ruble. (Tom Ruble left at 6:50 PM).

Motion by Nolan and 2nd by Hoyt to approve meeting minutes of June 9, 2011, Motion carried 4-0, with 1 abstention (Daigle)

PUD DLTA Grant

- Macmillan presented a draft outline prepared by Eric Smith, MRPC. Discussion on content was made with suggestions. MacMillan will report back to Eric Smith for incorporation in the next draft.

Old Business

- Bray Avenue – Tetrtech Rizzo reports that there are outstanding invoices not paid.
- Lakeside Village - No update.
- Lakeview Estates – Citizens Bank still looking for decision on Tri-Party Agreement.
- Cashman Hill Estates – No update.

Open Discussion

- The Board met with Pat Stewart concerning the development of the old Victorian Stables/Lombard property off of Maple Avenue. The purpose of the meeting was to update the Board on plans for the property and the “North Country Sustainability Center”. Plans call for educational projects, gardening, commercial kitchen, art center, hydro power. The Board suggested that they also meet with the Building Commissioner to discuss the project.

Correspondence

- No Correspondence to report.

6:45 PM

- Joe Daigle recused himself from the Board.

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

- After discussion and clarification, the Board voted to approve the Special Permit Application for The Wm. J. Bresnahan Scouting and Community Center with the following conditions:
 - Hours of Operation are to be 7 AM – 11 PM, with the exception of scheduled overnight activities which will require quiet hours between 10 PM – 7 AM.
 - Allow church parking.
 - Paved parking to show parking delineation, meeting the size standards outlined in Section 5.3 of the Ashburnham Zoning Bylaw. Directional arrows shall be placed on the pavement to control traffic flow.
 - Handicap parking shall meet the standards of the Massachusetts Architectural Access Board Regulations 521 CMR 3.00 published July 10, 1987, the uniform Federal Accessibility Standards, the ADA Accessibility Guidelines and all subsequent revisions.
 - Vote in favor – Kalagher, MacMillan, Nolan & Hoyt.

7:10 PM

- Joe Daigle returns to the Board.

ANR –Estate of Pricilla S. Turve

- The Board reviewed an ANR plan for land at #442 Ashby Road. The plan was presented by Ken Oldfield, SRA/New England Engineering Group.
- After review MacMillan pointed out substantial deficiencies.
- MacMillan made motion 2nd by Nolan that the plan does not meet the requirements of Section 3.2.4 of the Ashburnham Planning Boards Rules & Regulations and did not constitute a submittal to start the 21 day clock.
- Applicant will return to the July 14th meeting with the corrections. Applicant was advised that the plans should be submitted 10 days prior to the meeting.

The next Planning Board meeting will be July 14, 2011

Meeting was adjourned at 8:23 PM.

Respectively submitted,
John MacMillan, Clerk