

Planning Board
Minutes
September 22, 2011

The Planning Board meeting convened at 6:30 PM with the following members present: Joseph Kalagher - Chairman, John MacMillan, Joseph Daigle, and William Nolan, absent: Roger Hoyt.

Motion by MacMillan and 2nd by Daigle to approve Agenda, Motion carried 4-0.

Motion by Nolan and 2nd by Daigle to approve meeting minutes of September 8, 2011, Motion carried 4-0.

Lakeview Estates Subdivision

- Nolan reported that the annual Fire Cistern reports for the subdivision have not been received by the Ashburnham Fire department.
- Nolan also presented pictures of the condition of some of the drainage structures.

Lakeside (Naukeag) Village Condominiums

- Nolan reported that he received a complaint concerning adequate snow plowing and lawn maintenance from one of the owners. Members present viewed this a owner/developer issue and not a Planning Board matter.

Old Business

- Bray Avenue – No Update
- Cashman Hill Estates – No update.
- Joe Daigle reported that the ZBA extended a Special Permit to George Gorrell to operate a tree business at his residence on Willard Road until November 16, 2011, with a hearing scheduled for November 9, 2011.

Open Discussion

- No one for Open Discussion.

Correspondence

- Building Permits for August 2011 – one (1) new dwelling unit
- DHCD Subsidized Housing Inventory Biennial update. In 2010 there were 2,272 housing units reported of which 32 units are affordable. This is only 1.41% of the required 10%.

ANR – 16 & 20 High Street

- On a motion by Nolan and 2nd by MacMillan it was voted 4-0 to endorse an ANR for 16 & 20 High Street, creating 2 new lots.
- A Special Permit will also be required for a Common Driveway to access the 2 lots. (See below for pre-application meeting details).

Pre-Application Meeting – Common Driveway Special Permit – 16 & 20 High Street

- Anthony Cleaves, Whitman & Bingham Associates, presented a Common Driveway application. The application was missing copies of all proposed easements, covenants and agreements regarding the ownership and maintenance of the private common driveway.
- The applicant has received Con Com approval.
- The Board discussed the plan in detail and also made comments about proper signage.
- The Board determined the application was incomplete and could not set the hearing date.

The next Planning Board meeting will be October 13, 2011

Meeting was adjourned at 8:45 PM.

Respectively submitted,
John MacMillan, Clerk