

Planning Board
Minutes
November 17, 2011

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

Motion by MacMillan and 2nd by Hoyt to approve Agenda with correction, Motion carried 5-0.

Motion by Nolan and 2nd by Kalagher to approve meeting minutes of November 3, 2011, with spelling corrections. Motion carried 5-0.

New Business

- Nolan reported on email capabilities for the Board. There will be a Board email and individual emails for Board members and a shared calendar.
- There will be Wi-Fi installed in the Town Hall in the near future.
- Nolan has been working on a recording log for Planning Board applications and correspondence.

Old Business

- Lakeview Estates – No Update
- Bray Avenue – No Update.
- Lakeside Condos – No Update
- Cashman Hill Estates – No update.

Correspondence

- Building Permits for October 2011 – One new dwelling unit
- Request by Café 57 for Special Permit for live entertainment. Requires additional info to set hearing date.

Open Discussion

- No one for Open Discussion.

John R. Briggs School Site Plan Review Decision

- After discussion and on motion by MacMillan and 2nd by Nolan it was voted to approve the Site Plan for the John R. Briggs School with conditions –
 - Construction of this Project shall be done only in conformance with the submitted Site Plan.
 - Hours of operation for the project will be Monday – Saturday 07:00 AM to 03:30 PM should expanded hours become necessary the Applicant will be required to obtain approval from the Planning Board.
 - During certain construction activities (i.e. concrete pour) the hours of operation limitations shall not apply.
 - Site deliveries shall be coordinated around pick-up and drop-off times as outlined by the JR Briggs Elementary School in an effort to avoid conflicts and congestion.
 - Adequate access to the site for emergency vehicles shall be maintained at all times.
 - All outdoor lighting shall be designed to not spill over to any abutting properties (Dark Sky compliant).
 - The Project shall meet any Order of Conditions set forth by the Ashburnham Conservation Commission.
 - A contact list containing the names and telephone numbers including weekend and after hours emergency contact representatives shall be provided to all Town Departments prior to the start of construction, said list to be reviewed and updated at least once every 30 days.
 - The provision of snow storage shall be provided on-site by keeping all plowed snow within the landscaped area of the paved parking lot areas, and the rear of the building (west side) as indicated on the Project Plans.

- Approval is Conditional upon proper implementation of the Project's Stormwater Management Program.
- The project is approved subject to the Condition of installation of the following off-site traffic control signs:
- Two signs are to be installed on Williams Road during the construction phase. Such signs shall indicate either "Construction Vehicles Ahead" or "Trucks Entering Ahead". Exact signage shall meet the requirements of the Manual on Uniform Traffic Control Devices (MUTCD), latest edition and as approved by the Police Chief and DPW Superintendent.
- Any further change in the use and/or occupancy of the building will require additional Site Plan Review and Approval, as required by the Ashburnham Zoning By-laws.
- Any modification to the Site Plan, outlined above, shall be subject to review and approval by the Ashburnham Planning Board.
- This Approval only satisfies the Site Plan Review requirements and is not intended to supercede any/all statutory Town By-laws or Rules and Regulations currently in existence not specifically mentioned above.
- A suitable barrier approved by the Ashburnham Planning Board shall be installed along the top edge of the 2:1 slope cut located at the back (west side) of the building (west side).

7:30PM Public Hearing – Common Driveway Special Permit 16 & 20 High Street

- Hearing opened by Chairman Kalagher
- Anthony Cleaves, Whitman & Bingham presented plan
- Mr. & Mrs. Mieissner, abutters were concerned about drainage from old town reservoir
- No response from Town Counsel on Driveway Easement and Covenant documents
- One abutter notice was returned with no forwarding address – Michael Blackwell, Townsend MA
- Discussion centered around drainage concerns
- Conservation Commission Order of Conditions has been issued
- On motion by MacMillan and 2nd by Nolan, it was voted 5-0 to close the hearing

The next Planning Board meeting will be December 8, 2011

Meeting was adjourned at 8:36 PM.

Respectively submitted,
John MacMillan, Clerk