

Planning Board
Minutes
March 24, 2011

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

Agenda read by Chairman MacMillan. Motion was made by Daigle and 2nd by Nolan to accept the agenda. Carried 5 to 0.

Motion to accept minutes of March 10, 2011 was made by Kalagher and 2nd by Nolan. Carried 5 to 0.

6:30 PM - Open Discussion

- No one present for open discussion.

Old Business

- Bray Avenue - No update.
- Lakeside Village - No update.
- Lakeview Estates - e-mail from bank stating they have an interested party. -
- Cashman Hill Estates - No update.
- DPW Reuse - No update.

Correspondence

- Reviewed miscellaneous correspondence.
- ZBA Update from Joe Daigle - Gorrell hearing continued to June 1, 2011.
- Cote Avenue hearing moved to March 30, 2011.

Chairman Comments

- Inquiry from someone interested in Wind Turbine Proposal in same area as AMLP is planning.
- Town is working with someone to put Solar Farm on landfill site. There is a question concerning zoning. TA, Doug Briggs, Chairman MacMillan and the Building Inspector will meet next week.

7:00 PM – Eric Smith, MRPC – PUD Kick off Meeting

- In addition to PB members and Eric Smith others in attendance were Bill Johnson, (Advisory Board Chairman), Steve Kosakowski, and Bob Fichtel.
- Chairman MacMillan opened meeting and explained the DLTA Grant for the Planned Unit Development (PUD).
- Eric Smith discussed Ashburnham's interest in PUD zoning, defined PUD zoning and how it would be implemented. He went on to site examples of towns that have PUD zoning and identified potential sites in Ashburnham.
- At 7:30 PM a motion was made and passed to postpone the OSRD and Rate Limitation Bylaw proposed changes hearing until after the PUD meeting.

- Steve Kosakowski is owner of one of the potential sites for PUD and spoke in favor of it.

7:50 PM – Public Hearing – Bylaw Changes

- Hearing was reopened at 7:50 PM. No one other than PB members and Eric Smith in attendance.
- Chairman Macmillan read the hearing notice.
- Development Rate Limit Bylaw – Required to be reviewed every five years. Reviewed and determined to extend for another five years.
- OSRD – Kept original intent of bylaw, with major change to allow by right. This was based on the States feedback from the proposed changes in 2008.
- At 8:10 PM a motion to close hearing was made by Whitney and seconded by Nolan. Carried 5 to 0.
- A motion by Nolan, seconded by Daigle, to present and recommend bylaw changes at Annual Town meeting was voted 5 to 0 in favor.

Nolan brought up that Chairman MacMillan will be leaving Planning Board next year and thought it may be a good idea when reorganizing next moth that someone else be nominated as Chairman and MacMillan oversee for the year. Members thought that was a good idea.

Next Planning Board meeting will be April 14, 2011.

Meeting was adjourned at 8:12 PM.

Respectively submitted,
Bruce Whitney – Clerk