

Planning Board  
Minutes  
August 11, 2011

The Planning Board meeting convened at 6:30 PM with the following members present: Joseph Kalagher - Chairman, John MacMillan, Joseph Daigle, William Nolan, and Roger Hoyt (Arrived 6:35).

Motion by MacMillan and 2<sup>nd</sup> by Nolan to approve Agenda, Motion carried 4-0.

Motion by Daigle and 2<sup>nd</sup> by Nolan to approve meeting minutes of July 14, 2011, Motion carried 5-0.

Lakeview Estates Subdivision

- The Board reviewed two letters from “Connecticut Realty Investors, Inc.” concerning the Tri Party Agreement and the “Release of Certain Lots” of the Lakeview Estates subdivision.
- After considerable discussion and review of existing documents and the Planning Board Rules & Regulations, a motion was made by MacMillan and 2<sup>nd</sup> by Nolan to authorize the Chairman to send a denial letter to the Connecticut Realty Investors, Inc., 20 State Street, Boston MA 02109 for the following reasons –
  - o Letter dated 8/09/2011 requesting the release of lots “9 & 10” is denied because lots “6, 7, 8, 9, 10, 11, 12, 14, & 15” have previously been released by vote of the Board on 2/28/2008 and recorded in the Northern Worcester County Registry of Deeds; Book 6674/Page 155 on 3/4/2008.
  - o Letter dated 8/10/2011 requesting release of the Tri-Party Agreement is denied because the release of the Tri-Party Agreement would leave the Town without protection under section 4.3.19 (Provision of Performance Guarantee) of the Ashburnham Planning Board Rules and Regulations. Motion carried 5-0.

Old Business

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

Open Discussion

- No one for Open Discussion.

Correspondence

- Questions concerning lots on Bush Hill Road – No action taken
- Questions concerning Solar Farms in Town – Referred to Building Commissioner.
- Board has been invited to the new water tower installation on August 16, 2011.
- Board members endorsed the Annual Sexual Harassment Policy.

PUD Bylaw – Review Draft #2

- MacMillan reviewed draft #2 of PUD Bylaw proposal prepared by Eric Smith, MRPC
- A review of the draft included items that were recommended from the first draft.
- The Board recommends that the minimal lot area of a PUD be four (4) acres rather than 5.
- The Board agreed to the density requirement of one (1) bedroom per 10,000 square feet of buildable land within the PUD. Density bonuses would also apply.
- MacMillan to report back to Eric Smith with updates.

The next Planning Board meeting will be September 8, 2011

Meeting was adjourned at 7:50 PM.

Respectively submitted,  
John MacMillan, Clerk