

Planning Board
Minutes
March 22, 2012

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

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

Motion by Daigle and 2nd by Nolan to approve meeting minutes of March 8, 2012. Motion carried 4-0.

Chairman Comments

- None

Vice Chairman

- The Board discussed the status of the Whitney Park Estates 40B project. Current status unknown.
- Work has begun on the John R. Briggs Elementary School project.
- Joe Daigle updated the Board on the proposed used car lot at 73 Fitchburg Road. The current decision by the ZBA is in litigation and a new hearing is scheduled to consider a Special Permit rather than a variance. There is a concern on hearing for the Special Permit prior to the outcome of litigation.
- Eric Smith, MRPC discussed the possibility of still receiving funding to prepare a proposed Solar Energy Bylaw.

Old Business

- Lakeview Estates – No update.
- Bray Avenue – No Update.
- Lakeside Condos – No Update.
- Cashman Hill Estates – No update.
- Café 57 Special Permit application for 3 Central Street is still incomplete.

7:30 PM Zoning Bylaw Amendment Public Hearing

- Hearing was opened by Vice Chairman Nolan
- Hearing notice was read in to the record
- Eric Smith, Principal Planner, MRPC presented the Section 5.13 OSRD re-write. Major change is allowing the OSRD by-right. Adding 3 bedrooms vs. 2 bedrooms. Removing Major Residential Development section of Bylaw.
- Previous OSRD approval was not approved by the attorney General because it did not meet the requirements of the Subdivision Control Law.
- Eric Smith presented new Section 5.19 Planned Unit Development. A Planned Unit Development is a mix of housing and non-residential use and is an overlay district covering a majority of the town. The State is also pushing for compact development and the PUD would be another planning tool for the town.
- The Board discussed the proposed removal of Section 5.11 Rate Development and after consideration and comments from Eric Smith, the Board voted to not present the article to Town Meeting. On Motion from Nolan and 2nd by Daigle it was voted to not present Section 5.11 at Town Meeting. Vote 4-0.
- On motion by MacMillan and 2nd by Daigle it was voted to present and recommend Section 5.13 Open Space Residential Development re-write to Town Meeting. Vote 4-0.
- On motion by MacMillan and 2nd by Hoyt it was voted to present new Section 5.19 Planned Unit Development to Town Meeting. Vote 4-0.
- On motion by MacMillan and 2nd by Daigle to close hearing at 8:20 PM

Correspondence

- MRPC Traffic Count Request – The Board requested the following additional sites for traffic counts:
 - o Depot Road @ Winchendon Road
 - o Dunn @ Tuckerman Road
 - o River Styx @ Fitchburg Road
 - o Westminster Street @ Westminster Town Line
 - o Gardner Road @ Gardner Town Line

Open Discussion

- Steve Wendell, new owner of WGAW radio station approached the Board to introduce himself and requesting support for his local news initiative at the radio station.

Meeting was adjourned at 8:30 PM.

Respectively submitted,
John MacMillan, Clerk