

Planning Board  
Minutes  
May 10, 2012

The Planning Board meeting convened at 6:30 PM with the following members present: Joseph Kalagher – Chairman, William Nolan, John MacMillan, and Roger Hoyt. Members not present: Joseph Daigle

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

Motion by MacMillan and 2<sup>nd</sup> by Kalagher to approve meeting minutes of April 26, 2012 with corrections. Motion carried 4-0.

Chairman Comments

- New binders and tabs distributed to board members.
- Discussion with Gary Howland to clarify concerns he had about OSRD regulation. Howland's concern is that a deed restriction would expire after 30 years and that a control of the open space by a land trust was the preferred means for maintaining the open space.

Old Business

- Whitney Park: The attorney for the development called regarding approved documents. Request was referred to town counsel.
- 10 Highland Ave. Accessory Dwelling Unit – none
- Café 57 Special Permit Application - Letter from building commissioner to property owner stating that no live entertainment is to be held until a special permit is obtained. The public hearing will be held on May 31<sup>th</sup> at 7:00 PM in the Town Hall Lower Level Conference room. A written notice of the hearing will be forwarded to Mary Ellen for advertisement.
- MacMillan presented preliminary research regarding use variance regulations in other municipalities in Massachusetts. Some have adopted use variances while others have removed them. The consensus was that a variance for use was not recommended, as the applicant must still satisfy hardship requirements.

Correspondence

- Building Permits for new dwellings for January = 0
- Building Permits for new dwellings for March = 1
- Reviewed various town notices from abutting towns

MRPC DLTA Kickoff Meeting

Eric Smith, and Jeff from the Montachusett Regional Planning Commission, outlined the DLTA program information, goals and procedures for the Cultural District PDA DLTA Cultural District Assessment. Public involvement is a necessity to make the program a success and recommended getting local businesses and organizations involved. Pat Stewart offered the North Central Sustainability Center's support. MRPC would like to schedule a site walk of the center of town for either Monday June 18<sup>th</sup> or Monday June 25<sup>th</sup>.

Minor Site Plan Review - 4 Central Street

Tyson David presented updated site plan, building plan and elevation drawings. The applicant will submit payment of the application fee when town hall reopens on Monday May 12<sup>th</sup>. All of the other required items have been submitted. Following the 14-day review period for comments from other town boards, the board expects to make a decision at its June 14<sup>th</sup> regular meeting.

Meeting was adjourned at 7:59 PM.

Respectively submitted,  
Roger Hoyt, Clerk