

Planning Board
September 26, 2013

Meeting Room Lower Level Town Hall

Called to order at 18:30

Members present: Skip Nolan, Joe Kalagher Joe McPeak

Members not present: Joe Daigle, Roger Hoyt

Motion to accept agenda: Joe McPeak , second by Joe Kalagher, passed

Approval of meeting minutes:

September 12, 2013: Motion by Joe Kalagher to accept as submitted, 2nd by Skip Nolan; passes 3-0.

Chairman Comments:

Chairman has been contacted by owner for possible revision of previously approved subdivision of Ferin Road.

Public Hearing for Application for Common Driveway by John Baker scheduled for October 10, 2013.

Solar By-Law on warrant for town meeting by October 29th. Amend with any changes from public hearing before warrant closes. Public hearing on October 10th. By-Law sent to Town Counsel for review.

Medical Marijuana Dispensary By-Law on warrant for town meeting by October 29th. Amend with any changes from public hearing before warrant closes. Public hearing scheduled for October 10th prior to town meeting. By-Law sent to Town Counsel for review.

Correspondence: Ashburnham ZBA decision to allow 10 market rate units followed by two affordable units at Whitney Park (40B development).

Open Discussion: Carmine Antidormi appeared before the board regarding his property on Log Cabin Road. He would like transfer portion of land from abutting Hanish lot. Abutting Hanish grandfathered conforming lot would be made nonconforming; PB will review for legal authority to do so.

Bob Higgins-Steele regarding his property on Ferin Road along discontinued maintenance portion of road. Referred to Building Commissioner for requirements for a building permit for property beyond town maintained way.

New Business:

Ashburnham Solar LLC, 60 Murray Road: Modification to layout of panels, access road Motion to accept revise plans dated August 12, 2013. Motion by Hoyt, 2nd by McPeak. Further revisions during construction will be by written notification. Letter by chairman that revised plans are accepted by board will be issued by chairman Friday.

Old Business:

Subdivision updates:

Lakeview Estates: Letter from owner's attorney, Brian DeVellis Esquire, regarding potential completion of development on Moore Road. Advised by Skip Nolan to view property and explained current status. Attorney will come to upcoming meeting.

Bray Avenue, Lakeside Village, Cashman Hill Estates: none

Adjourned at 19:58.

Respectfully submitted,
Roger Hoyt, Clerk

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