

Planning Board

January 9, 2014

Meeting Room Lower Level Town Hall

RECEIVED

14 JAN 14 PM 3:46

01430

Called to order at 18:36

Joe Daigle absent, all other members present, associate member George Cornwall present

Motion to accept agenda: Joe McPeak

Second: Roger Hoyt

Passed 5-0

Chairman Comments: Joe Daigle taking a leave from the Board due to health issues.

New Business: Welcome George Cornwall as Associate Member

Old Business:

17 Fitchburg Road: Application for Building Permit denied by Building Commissioner, special permit required

Subdivision updates:

Lakeview Estates: none

Bray Avenue: Looking for building permits, no action regarding inspections, chairman to contact owner to reiterate requirement to work out issues with town counsel

Whitney Park Estates: Approval by ZBA to allow construction of up to 10 units before affordable units must be built

Ashburnham Solar: LLC: no update

Warrant for Town Meeting: Selectmen to open warrant in February, close in March, Solar By-law and Medical Marijuana Regulations to be presented.

Annual Town Report: Begin preparation, draft to board members for next meeting.

Open Discussion: Chairman to email to Board of Selectmen stating that Joe Kalagher is the representative to the Capital Planning Committee from the Planning Board.

Public Hearing: Wright Place Pub Special Permit Application pursuant to Ashburnham Zoning By-Laws section 3.24(h) for restaurant with live entertainment within a building

Hearing opened at 19:00, Audio recording by Gardner News reporter; notice of Public Hearing read by chairman, copy of Ethics Commission Appearance of Conflict of Interest 23B(3) filed by board member Roger Hoyt to be included with hearing minutes. Richard Wright appeared before the board; one abutter (Bill Johnson) present and spoke in favor of the application. Mr. Wright stated that modifications have been made to add insulation to walls to reduce sound transmission to the exterior. No problems reported with live entertainment under previous special permit with previous tenant (Café

57). Motion to close public hearing at 19:13 by Kalagher, second by McPeak, passed 5-0. Motion to approve special permit by McPeak, second by Kalagher. Motion to approve special permit conditions by Nolan, second by Kalagher, passed 5-0. Motion to issue special permit with conditions by Hoyt, second by Cornwall, vote by roll call of members, passed 5-0. Live entertainment may begin following 20 day appeal period.

Local Board notices and correspondence

Meeting minutes for January 9, 2014

Motion to accept as corrected by Nolan, second by Cornwall,  
Passed 5-0

Adjourned 20:10

Respectfully submitted,  
Roger Hoyt, Clerk

APPROVED  
JAN 14 2014  
CORNWALL