

**Town of Ashburnham
Planning Board
January 12, 2017
Meeting Room Lower Level Town Hall**

Call to Order: 6:30pm

Members Present: William Nolan, Chair
Roger Hoyt, Vice-Chair
George Cornwall, Member
Joseph Kalagher, Member
Joseph McPeak, Clerk

Approval of Agenda: Motion to approve agenda made by Joseph Kalagher, seconded by William Nolan. Motion Passed.

Chairman Comments: None

Vice-Chairman Comments: None

New Business:

- Tighe & Bond Engineering invoice for total of \$2,762.39 for inspection of Cashman Hill Estates, warrant# 17-16.
 - Motion to approve invoice for payment was made by William Nolan, seconded by Joseph Kalagher. Motion passed.
- Cashman Hill Estates
 - Mr. Lotz, representing Benjamin Builders was present to request that for Lots# 2, 3,4,11,12,15 that the Board approve release of Form K—Release of Covenants.
 - Motion made by William Nolan, Seconded by Joseph Kalagher. Motioned Approved.

Old Business:

- Public meeting regarding Lakeside Village was re-convened
 - Atty Thomas Gibbons was present representing Edgewood Homes, owner of project
 - Atty Gibbons review the proposal to re-instate the age restriction on deeds
 - Atty Gibbons proposed language in order for Affordable Units requirement to be satisfied with purchase of 2 building lots to be transferred to Habitat for Humanity North Central. Habitat for Humanity North Central expressed desire to accept the property and pledged that 2 affordable housing units will be constructed as soon a funding was secured.
 - Chair reported that he and Atty Gibbons presented the proposal to the Board of Selectmen at their meeting of December 19, 2016. Board of Selectmen endorsed the proposal.
- Motion to close the meeting was made by Joseph McPeak, seconded by Joseph Kalagher. Motion Approved.
 - Public Meeting was closed at 7:08pm
- Motion to approve the re-instate the age restriction on the development known as Lakeside Village and to approve the proposal to transfer the “affordable” housing units to Habitat of Humanity North Central as proposed by Edgewater Homes. Transfer will satisfy the development’s requirement for “affordable” housing. No deed within the Lakeside Village development will have an affordable deed restriction.
 - Motion was made by George Cornwall, Seconded by William Nolan. Motion Approved.

Other Business:

- Notices from abutting communities were read.
- Next Planning Board meeting—January 26, 2017 6:30pm in Town Hall – Lower Level Meeting Room.

Adjournment: 7:35pm

Proposed Language regarding Age Restriction

Naukeag Village Condominium is a residential condominium community that is a Fifty-Five (55) and older community, where not less than Eighty (80%) percent of all units are to be occupied by at least one occupant who is Fifty-Five (55) years of age or older. This restriction shall be referenced in every deed conveying a unit.

Proposed Language regarding Affordable Units

The Requirement for two dwelling units to be designated as "Affordable" units in Naukeag Village Condominium, as particularly set forth in section V(7) of "Lakeside Village Open Space Residential Development (OSRD) Special Permit 2005-02, Special Permit Modification #3, Prepared for Lakeside Village LLC", which modification #3 is recorded with the Worcester North District Registry of Deeds in Book 6879, Page 2, may be satisfied by the conveyance of the Land shown as Lot 1 on a plan entitled "Land in Ashburnham, Mass. Prepared for C. Mark Dupuis" dated June 1, 2000, said plan being recorded with the Worcester North District Registry of Deeds at Plan Book 411, Plan 23, for which title in Edgewater Homes, Inc. is derived from a deed dated June 28, 2016 recorded with said Registry in Book 8591, Page 250, which said Lot 1 has been subdivided and now is shown as Lot 1A and Lot 1B on a plan entitled "Plan of Lots Prepared for Edgewater Homes, Inc. Ashburnham, Mass., dated September 13, 2016, said plan being recorded with the Worcester North District Registry of Deeds at Plan Book 508, Plan 21, by Edgewater Homes, Inc. to Habitat for Humanity North Central, along with approved septic system plans for two single family three bedroom homes, one on each Lot 1A and 1B, as shown on said plan. The "Affordable" units requirement shall be deemed satisfied either by the construction and sale of two affordable units within the Naukeag Village Condominium development or by the conveyance of Lots 1A and 1B to Habitat for Humanity North Central as described above. The recording of a deed or deeds with the Worcester North District Registry of Deeds from Edgewater Homes, Inc to Habitat for Humanity North Central for said Lots 1A and 1B shall be deemed to satisfy the "Affordable" units requirement of the Special Permit, as modified, with no further action or notice from the Ashburnham Planning Board, and any third party may rely on such recoded deed or deeds as proof of satisfaction of said "Affordable" unit requirement without further investigation.