

Planning Board Minutes

May 6, 2015

Attendance: Present: John Waite, Kip Komosa, Paul Allis, Roger Sadoski, Rachel Blain
Absent: Max Antes, John Baronas
Guests: Bruce Hunter; Tim Houle & Kimberly Masiuk, Brent Banes – Associated Builders
John Broucek - New England Natural Bakers
Dick Calisewski - Building Commissioner

The meeting was called to order at 5:30 pm by John Waite. He offered congratulations to Paul, Max, and Rachel who were recently re-elected to the Board.

Minutes of the April meeting were approved with a notation that the Planning Board endorses plans (not approves). (4-0-1)

New Business:

ANR – North Main Street - A plan of prepared by Daniel Werner, PLS, dated March 31, 2015, for Robert Decker, III was reviewed and endorsed by the Board. (4-0-0)

ANR – Merrigan Way – Present: Kim Masiuk and Tim Houle (Associated Builders), Kayce Warren, Doug Finn and Dick Calisewski representing the Town

A plan of land prepared by Harold L. Eaton Associates, dated April 23, 2015 that defines the property to be purchased by New England Natural Bakers (Map 169, lot 2) was reviewed. Paul, as an abutter removed himself from the discussion. A number of questions were asked about the plan including the location of Merrigan Way. Kim Masiuk was able, with the aid of a colored map, to clear up many of the questions. A motion was then made, seconded, and voted to endorse the plan. (3-0-1)

Zoning change – Use chart - Interest by a moving company in possibly developing a self-storage facility on property in a portion of the remaining Oxford property was discussed. A change in the Expedited Permitting section of the Use Table would be required. Since a special town meeting is planned for a date in June, a date of May 26, 2015 was set for a public hearing.

Site Plan – 971 River Rd - Plans were not ready for presentation at this meeting. Building Commissioner, Dick Calisewski suggested that the Board review the regulations for ground mounted solar installations over 10K. There are conflicting regulations with regard to setbacks.

At 6:30 pm the Planning Board joined the Board of Selectmen for a hearing on Expedited Permitting for New England Natural Bakers.

Following the hearing the meeting adjourned.

Respectfully submitted,

Priscilla Phelps

Document list:

Resolution to endorse DEDIC 2015 economic plan
Attendance sheet