

FINAL

**TOWN OF LYNDEBOROUGH
PLANNING BOARD MEETING MINUTES
September 19, 2013**

MEMBERS PRESENT: Chairman Bill Ball, Bob Rogers, Tom Christenton, Bret Mader, Mike Decubellis.

Bill Ball began the meeting at 7:30 p.m.

ANNOUNCEMENTS:

B. Ball announced that he and Pauline were resigning their positions as Chairman and Clerk because they are moving to Mashpee, MA on Cape Cod. Replacing the Chair position will be Larry Larouche and the Board will begin a search for a new Clerk.

NEW BUSINESS:

Mary Delong; 132 Forest Road; home business (massage therapy); Village District

Mary Delong presented her application to establish a home Massage Therapy business located at 132 Forest Road. After a thorough discussion the Board voted unanimously to accept the application with one caveat; there is to be no on street parking at any time.

OLD BUSINESS:

Small Wind Turbine Ordinance

Members were given the revised draft of the Small Wind Turbine Ordinance.

M. Decubellis commented that there are several additions to the State sample ordinance he thought relevant that should be added to Lyndeborough's draft. The Chair suggested that he compose such language to be discussed and voted on at the next meeting which is also the Public Hearing on the matter.

Roger C. Williams; Maier & Gulf Roads; Map 218 Lots 003, 005 & 006; lot line adjustment site plan; RL 1

The Chair read several E-mails from Bob Marshall, the Chairman of the Greenfield Planning Board regarding Roger C. Williams and the on-going dilemma regarding abutting property owned in both Lyndeborough and Greenfield. Mr. Williams has intentions of building a home on the parcel in Greenfield, but needs to access it from Lyndeborough and a Class V Road. The Lyndeborough Board has no problem with this approach provided that Williams submits an official plat plan showing that the 250 feet of frontage on the Class V Road in Lyndeborough is pledged for this purpose only and that no future changes can be made.

INFORMATION:

B. Rogers gave a presentation regarding the possibility for Lyndeborough to consider accepting facilities for housing for the handicapped. New Boston has a similar facility which may be used as a template. The Chair suggested forming a small committee to look into the matter and consider the details of implementation as well as a visit to New Boston for a first hand look at what is involved. T. Christenton pointed out that such a facility would generate some tax revenue without much impact on the Town. B. Ball added that the regulations now in place for P R D's might cover most of what would be necessary to comply. There will be more discussion at the next meeting.

MINUTES:

Review of minutes for August 15, 2013

B. Rogers made a **motion to approve the September 15, 2013 minutes, as written.**

T. Christenton seconded the motion. The VOTE in favor of approval was unanimous.

ADJOURNMENT:

B. Rogers made a **motion to adjourn the meeting at 8:15 p.m.** T. Christenton seconded the motion and the Board voted in favor of adjournment.

The next meeting will be held on Thursday 10-17-13 at 7:30 p.m.

(These meeting minutes were approved by the Board on Nov. 21, 2013. The Board will not meet in Dec. 2013.)

Pauline Ball
Clerk