

Planning Board
Minutes
February 07, 2008

The Planning Board meeting convened at 6:35 PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Bruce Whitney, Robert MacLeod, Tom Ruble, and Town Planner Eric Smith.

Agenda read by Chairman MacMillan.

Minutes of the January 24, 2008 Planning Board Meeting were approved, with change, on motion by Ruble with a second by MacLeod. Motion carried 5 to 0.

Chairman Comments:

- OSRD – Revision. Took the existing and model bylaw and tried to incorporate. Chairman MacMillan suggested we hold off until the Fall Town Meeting. Draft given to PB members to review. Will discuss at the first March PB meeting.

Town Planner Comments

- Pushing Town Planner Report to the February 28th PB meeting.
- Reminded PB members about the Lakeside Village OSRD hearing for April 24, 2008. Cited the Hanover 40B dispute over the age restriction.
- Accessory Dwelling Unit Hearing February 28, 2008 at 7:30 PM.
- No feed back from Richard Wright on fence for store. Eric will be sending a reminder about deadlines.
- Discussed grants available for Economic Development Initiatives through “The North Central Massachusetts Economic Development Council”. Goal is to provide seed money that leverages private sector investments which will result in the creation of new jobs.
- Orton Foundation – No response from anyone. Will not apply.

6:45 PM – BNE Realty Development: Discussion on Lakeview Estates.

- Kevin Schumacher appeared before the Board and presented a quick update on Lakeview Estates. Okay on Fire Cistern. Joe Kalagher asked if he replied to FD letter concerning Cistern. Kevin will reply back to FD.
- Talked about Lot Releases. Hoping to release six lots. Issue is can’t control which of the 10 lots someone will buy. Kevin asked why we couldn’t release all ten lots. Chairman MacMillan suggested Board take under advisement and discuss further.
- Concern involving the plowing. Kevin will follow up.

7:00 PM – Open Discussion

- Gary Howland asked what’s been decided on lot for Mid-State trail at Lakeview Estates. Eric will follow up with Kevin Schumacher.

Correspondence

- Building Permit update through January 2008.

- Reviewed various notices and correspondence.
- Reviewed Ashburnham Water/Sewer Department summary of Statistics.
- TA budget requests have been issued.
- Gary Howland - Update on open space meeting held last week.

7:15 PM – ANR – Richards, Sherbert Road.

- Matt Richards and Peter Richards appeared before the Board to present ANR. ANR swaps parcels. A motion by Ruble, 2nd by Kalagher, to endorse plan as presented carried 5 to 0.

7:30 PM – Public Forum – Discussion on development of a Wind Energy Facilities Zoning By-law

- Present for the Forum were: Mark Carlisle, Chris Gagnon, Bill Johnson, Chris Picone, Gary Howland, Pat Fredericks, and Claire Deucher.
- Chairman MacMillan opened forum and introduced Town Planner, Eric Smith, to give presentation.
- Eric’s presentation discussed “MTC” Wind Energy Maps, the Municipal Light Departments interest in Wind Energy Facility, and model Zoning By-laws.
- Forum was then opened to public for comments.
- Mark Carlisle thanked PB for being pro-active and stated he was disappointed that more people didn’t show up. Thinks clearly it could be a huge plus for the town. Sited PEI as example.
- Claire Duecher said she is concerned what impact there would be on the creatures of our environment.
- Chris Gagnon asked if individual windmills would be considered.
- Bill Johnson asked if there is anything preventing building one tomorrow.
- Chairman MacMillan stated there is no zoning. It would be Building Inspectors call.
- Chairman MacMillan stated this is a fact finding mission and was pleased with response and thanked all for attending. Next step is to look at developing a by-law.

Next PB meeting scheduled for February 28, 2008.

Meeting was adjourned at 8:23PM.

Respectively submitted,

Bruce Whitney - Clerk