

Planning Board
Minutes
April 28, 2011

The Planning Board meeting convened at 6:30 PM with the following members present: John MacMillan- Chairman, Joseph Kalagher, William Nolan, and Joseph Daigle. New member Roger Hoyt arrived at 6:40 PM.

Agenda read by Chairman MacMillan. Motion was made by Kalagher, 2nd by Daigle to accept the agenda. Carried 4 to 0.

Motion by Nolan and 2nd by Kalagher to approve meeting minutes of April 14, 2011, Motion carried 4-0

Chairman Comments

- Chairman called for Re-organization. After Discussion, MacMillan made a motion to vote the flowing slate – Kalagher, Chairman; Nolan, Vice Chairman and MacMillan, Clerk, motion was seconded by Daigle. Motion carried 4-0.
- MacMillan notified the Board that Town Counsel has suggested changes to the proposed OSRD Bylaw amendment. Based on the lack of information, Nolan made a motion to pass over both amendments at Town Meeting until further information is available and to post a meeting for 9:30 AM Saturday, May 7, 2011 at the Oakmont Auditorium to discuss the articles prior to Town Meeting. Motion was seconded by Daigle and carried 4-0, with Hoyt abstaining.
- New member, Roger Hoyt was introduced and welcomed to the Board.

6:50 PM - Open Discussion

- None

Old Business

- Bray Avenue – No update.
- Lakeside Village - No update.
- Lakeview Estates – No update
- Cashman Hill Estates - No update.
- DPW Reuse - No update.

Correspondence

- No Correspondence to report.

Chairman Kalagher assumed duties as Chairman.

William Nolan departed at 7:00 PM

7:00 PM – Bresnahan Community Center Committee

- The Board met with the committee to discuss the necessary steps for obtaining the building permit for the project. The project is in the RA zoning district and requires a Special Permit and Site Plan review from the Planning Board.

- MacMillan informed the Committee of the requirements of the Special Permit and Site Plan process. The Site Plan portion of the Zoning Bylaw and application and checklist were provided to the committee.
- After discussion, the committee requested that the Public Hearing Notice be placed in “The Community Journal” rather than the Gardner News. Board to determine if this is feasible.
- The Board proposed June 9, 2011 for the date of the Public Hearing, pending the proper application submittal.

7:30 PM – Brian Szoc, Szoc Surveyors – Re: Non-Conforming Lots on Lake Shore Drive

- Brian Szoc presented information concerning 3 non-conforming lots on Lake Shore Drive. The lot lines were in serious need of correction. The updated plan would not make the lots conforming, but would make them less non-conforming. Two of the three lots have existing structures. MacMillan indicated that the third lot would need to be marked as “Not A Building Lot”
- The Board was not certain whether they would be able to endorse the plan and will investigate further.

The next Planning Board meeting will be May 12, 2011

Meeting was adjourned at 8:10 PM.

Respectively submitted,
John MacMillan, Clerk