

Planning Board
Minutes
July 14, 2011

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

Motion by MacMillan and 2nd by Daigle to approve Agenda, Motion carried 5-0.

Motion by Nolan and 2nd by Daigle to approve meeting minutes of June 23, 2011, Motion carried 5-0.

PUD DLTA Grant

- MacMillan presented a first draft prepared by Eric Smith, MRPC. Main discussion centered on Density issues, minimum size of project area and the overlay for the Town.
 - o Board would like to see some type of formula for density
 - o Board agreed to use the Wind Energy Overlay as the PUD Overlay
 - o Board suggested a 5 acre minimum area for a PUD
- MacMillan will discuss the Boards thoughts and ideas with Eric Smith and report back to the Board.

Old Business

- Bray Avenue – Tetrtech Rizzo reports that Mr. Espisito has no intention of paying past invoices. Board took no action.
- Lakeside Village - No update.
- Lakeview Estates – No update.
- Cashman Hill Estates – No update.

Open Discussion

- No one for Open Discussion.

Correspondence

- Robert Cole requested certification for a Common Driveway for 290/292 Sherbert Road.
 - o Kalagher has visited site. Signs are in place, driveways are complete and Declaration of Common Driveway has been registered with the Northern Worcester County Registry of Deeds, Book 5549/Page 205 and Plan Book 455/Page 16, dated May 11, 2005. Kalagher to confer with Building Commissioner on next steps.
- Building Permit applications for May 2011 = 1

ANR –Estate of Pricilla S. Turve

- The Board reviewed an ANR plan for land at #442 Ashby Road. The plan was presented by Ken Oldfield, SRA/New England Engineering Group.
- This was a corrected plan.
- MacMillan made motion 2nd by Nolan to endorse the corrected plan.
- The plan does not create any new building lots.

7:30 PM

- John R. Briggs Elementary School Site Plan
- Kathryn Crockett/Lamourluc Pagano Associates and Matt Brassard/Brassard Design and Engineering, Inc. presented the proposed site plan for the new school.
- Board members had the following concerns/questions –
 - o Snow storage

- Access around building
- Slopes above rear access driveway
- Drainage
- They plan to bring final plans and documents for Site Plan Review back in late August for an official submittal.

The next Planning Board meeting will be August 11, 2011

Meeting was adjourned at 8:30 PM.

Respectively submitted,
John MacMillan, Clerk