

**Planning Board Minutes**  
**October 27, 2005**

1. The Planning Board meeting convened at 6:30 p.m. with the following members present: John MacMillan, Joe Kalagher, Bob Salo, Richard Wright, Gary Howland and Eric Smith. Absent was Bob MacLeod.
2. Motion by Joe to accept the minutes of October 13, 2005 meeting, 2<sup>nd</sup> by John. All in favor.
3. John signed Viking voucher for \$64.79 and Aspen Publishers for \$206.62.
4. Eric's letter to Town Counsel read.
5. Bray Ave. Covenant – Motion by Bob Salo to accept the covenant as presented, 2<sup>nd</sup> by Joe. Vote 3 in favor. Rich abstained.
6. Motion by John to agree to extend to 10/31/05 the deadline of the Definitive Subdivision – Lakeside Village – Sherbert Road, 2<sup>nd</sup> by Rich. All in favor.
7. Rindge State Road – OSRD – Special Permit 2005-01. Vote to waive Section 5.138.5, motion by John, 2<sup>nd</sup> by Rich. The Town will hold the Conservation Restriction and there is little maintenance required. John called the “Rule of Necessity” to allow the associate to vote as Bob Salo could not vote as he was not at all the meetings. Gary, Rich, John & Joe were allowed to vote. All in favor. Motion by John to approve Special Permit Modification #1 for Special Permit 2005-01 and change to last paragraph of Section 3. Robert MacLeod to Gary Howland and Section 4 add new finding #2 which discusses the waiver of Section 5, Item #1, 2<sup>nd</sup> by Rich. All in favor. (Gary, Rich, John, Joe).
8. Lakeside Village Definitive Subdivision Plan 2005-01. Motion by John to approve as presented, 2<sup>nd</sup> by rich. All in favor.
9. Lakeside Village OSRD Special Permit 2005-02. Change member voted from Bob M. to Gary Howland. Motion by John to approve as presented, 2<sup>nd</sup> by Joe. All in favor.
10. Eric handed out some paperwork on Smart Growth.
11. Michelle Kerins letter regarding Lakeview Estates.
12. Water-Sewer Commission minutes.
13. Comprehensive Environmental Inc.

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14. ZBA Hearings & Decisions.
15. Trust for Public Land letter.

16. Freedom's Way Heritage Association.
17. Mass Interchange Newsletter.
18. Update by Bob S. of J.R. Briggs Building Use and needs committee.
19. John handed out some paperwork for 8:30 hearing.
20. Letter dated October 18, 2005 regarding Lot O, Saari Camp Road. Restrictive Covenant Read. Motion by John, 2<sup>nd</sup> by Rich to approve the covenant. All in favor. Issue #1 requesting change from Saari Camp Road to Bachman Road for the driveway referred to Building Commissioner/Zoning Officer.
21. Site Plan for Central Street – Rich left the room due to he has financial interest in the proposal. Bob Salo stated his son works at the hardware store and Bob has no financial interest in his son's employment. Cindy Martin presented the plan for the addition to the hardware store. Letter from Building Commissioner, Fire Department and Highway Department read. Joe suggested we solicit input from the new Police Chief regarding traffic. Mr. David Nims gave comments regarding his concerns of Ames Avenue. He had questions regarding public hearings. He stated there are plenty of other exits from the property and the exit onto Ames Avenue is not necessary. The abutters are in the process of getting their land surveyed. Mr. Nims stated there is very little maintenance done by the Town. He is concerned about runoff. He is concerned about trees being cut. He is hoping that the Wright trust, owners of the Hardware Store would see it not necessary to use the 30' of frontage onto Ames Avenue. Mrs. Janice Roy stated the 30' of frontage is solely for maintenance of septic for the Laundromat which is no longer is existence. The Board needs more information and continued until November 10, 2005. Review and correct the building plan.
22. Rich returned. Richard Sisson ANR 65 Gardner Road. Motion by Bob Salo to endorse as presented, 2<sup>nd</sup> by Rich. All in favor.
23. Murray Road discussion. Mr. Sisson wants to rezone the area as residential. He gave some thoughts on what would happen with Murray Road if it were to be rezoned. He would like to make 12 lots for 55 and over. He does not want to do a 40B. The Board would like to do more research for the Spring Town Meeting.

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24. John signed 2 building permits one for 37 Tuckerman Road and 171 Lakeshore Drive.
25. Continue hearing for Lakeview Estates. Letters from Rizzo Associates have been read. Comments from Eric Smith read. Memo from AMLP. John suggests the change in the decision of the Board Item #8 to "street lighting to be installed in accordance with the requirements as specified by AMLP." Michelle Kerins wanted to make sure the Board had received her letter. The answer is "yes". Joe K. made a motion to close the hearing, 2<sup>nd</sup> by Rich. All in favor.

Lakeview Estates Definitive Subdivision Plan 2005-02 Draft III, October 27, 2005. Item #6 the applicant shall obtain all necessary permits for the well installation of the BOH.

Item #8 Parcel “B” reconfigured to provide 200’ frontage along Road A and combined to ANR lot 5A.

Item #9. Cross out the word “non-buildable” after the word “parcels” (not to be considered building lots).

Item #11. After the work provided “to the Planning Board”.

Item #13. Eliminate “the” in the first line.

Item #16. Add the phrase “in each phase”; eliminate the word “all”.

Item #18, October 27, 2005. Pages 1-4.

Item #20. Add Fire Cistern shall be operational prior to issuing of 1<sup>st</sup> certificate of occupancy.

Item #24. change in a timely manner to 72 hours.

Item #28. is now #29.

Item #29. is not #30.

New #28 to include street lighting according to AMLP.

Motion by Joe to accept as presented with amendments as presented, 2<sup>nd</sup> by Rich. Joe, John and Rich in favor.

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26. ANR – Ashby Road – BNE. Motion by Bob S. to endorse as presented, 2<sup>nd</sup> by Rich. All in favor.
27. Meeting adjourned 9:52 p.m.

Respectfully submitted,  
Bob Salo, Clerk