

PLANNING BOARD MINUTES
November 10, 2005

1. The Planning Board meeting convened at 6:30 p.m. with the following members present: John MacMillan, Bob Salo, Rich Wright, Joe Kalagher, Gary Howland and Eric Smith. Bob MacLeod was absent.
2. Meeting called to order at 6:30 p.m.
3. John read the agenda.
4. Motion by Joe to accept the minutes as amended, 2nd by Bob S. All in favor, except Rich abstained as he was not present for the entire meeting.
5. John signed reimbursement form for Eric for \$38.32 for mileage.
6. Correspondence from Rizzo regarding Lakeview Estates.
7. Town website Ashburnham-ma.gov.
8. Building Permits October 2005 – 4 new single family dwellings.
9. Public hearing notices for Winchendon & Ashby.
10. Letter from Mr. Nims regarding Hardware Store.
11. MRPC Public Hearing.
12. ZBA Westminster variance.
13. Inspector Newsletter.
14. HRP Newsletter.
15. Government Newsletter.
16. House Numbering Regulations & letter. The regulation draft reviewed and some changes were made. Bob Salo suggested bringing the draft as amended to the Town Administrator, Board of Selectmen, Fire Department, Police Department and Highway prior to officially adopting the regulations.
17. Open discussion:
 - A question was asked about bonds and subdivisions. John explained about covenants, we are not allowed to request a bond.
 - A question was asked about appeals. John explained the process.

PB/MIN – 11/10/05

Page 2

18. Monthly Report of the Town Planner.

19. Rich left the room due to the Hardware Store site plan review. Comments from the Police Chief and a letter from Mrs. Nims. Eric presented an update review.
20. Patriot Estates hearing opened and immediately recessed to finish the Hardware Store. Motion by John, 2nd by Bob S. All in favor.
21. Joe asked if we know the actual layout of Central Street. Pixie Brennan commented that she feels that most people in the room are for business. Her areas of concern were: the exit onto Ames Avenue is only wide enough for one lane. She was concerned about who would be responsible if there was an accident between a car going in and a car exiting correctly. She feels that there should not be an exit onto Ames Avenue. There was much discussion regarding parking. The Board will meet again at 6:30 p.m. on November 17 to finalize the site plan.
22. Patriot Estates Subdivision hearing opened at 8:03 p.m. Joe K. as an abutter had to excuse himself as a member of the Board. Dave Pellegrini appeared on behalf of the Board. Steve Aldrich from Aldrich Engineering presented the plan for Mr. Ralph Kenney. Karen Beaulier, 72 Hastings Road stated she is concerned about kids walking to the bus stop. She is concerned because children walking have no place to go when cars come by. Frank Biotti, 44 Hastings Road had concerns about the Board of Health and Title 5. He is also concerned about water runoff. Larry Pisspanen had a question about detention ponds and how many there would be. Mr. Aldrich explained about detention basins. Christine LeBlanc is concerned about vernal pools. John explained that the plan will have to go to the ConCom. She has concerns about their well water. Heidi Bercovici commented about trees. She also stated she is concerned about stone walls maybe being torn up. She also wanted to know about traffic and sight lines. Kurt Sargent, 85 Hastings Road had concerns about tree cutting. Bruce Johnson, Marshall Mills Road. There is none. Joe K. spoke as an abutter and citizen. He spoke about brush cutting and improving site distances. He suggested the Police do a speed and traffic study. He stated he thought it is an unposted 40 mph zone. Another resident spoke about traffic and speed and problems with the winter. She was also concerned about added traffic as this is a popular walking place. Karen Beaulier spoke about construction vehicles. Motion by Bob S. to continue to December 8th at 7:30 p.m., 2nd by Rich. All in favor.
23. Joe K. returned.
24. Motion by Rich, 2nd by Joe to sign the covenants for Bray Avenue.
25. Continued with the Town Planner's Report. The Board is requesting a zoning change from LI-A to residential. The Board will be holding a public hearing December 8th at 8:30 p.m. (See Eric for explanation).
26. The Board will have a working meeting 12/15/05.
27. Meeting adjourned 9:40 p.m.

Respectfully submitted,
Bob Salo, Clerk