

**Planning Board Minutes**  
**June 9, 2005**

1. The Planning Board meeting convened at 7 p.m. with the following members present: John MacMillan, Joseph Kalagher, Bob Salo, Rich Wright, Robert MacLeod and Associate Member Gary Howland.
2. Planning Board visited Lots 9 & 11A on Hay Road. Also Lots 1 & 2 on East Rindge Road.
3. Motion by Bob M. to accept minutes, 2<sup>nd</sup> by Joe K. All in favor.
4. John signed bill for Dell for the Town Planner computer.
5. Meeting 6/16/05 for Review of Public Safety Building plans.
6. Letter from Benjamin Builders regarding Lots 1 & 2, Depot Road. Consensus of the Board is to allow the release of Lot 2 so they can close on the house.
7. Chris Hawkins – Survey for Florida State University.
8. Open discussion held.
9. Geoff Evancic appeared regarding submitting a definitive plan for Lakeview Estates. This will be for the first phase off Holt Road. They will notify Rizzo Associates of the plans for their review.
10. Scenic Road hearing fro Lot 1, East Rindge Road. No abutters present. The Board is requiring at least 10' of the driveway to be paved where it meets the road as well as the house number has to be visible from the road. John made a motion to close the hearing at 7:25 p.m. on Lot 1, seconded by Rich. All in favor. Decision will be made in 30 days.
11. ZBA Notice of Hearing – Design with Nature.
12. MRPC Agenda/Minutes.
13. Bob Salo nominated John as our representative to MRPC, seconded by Rich. All in favor.
14. ZBA Decisions area Cities/Towns.
15. Cornerstone Consultants letter regarding Lots 7 & 8, Sherbert Road. Driveway moved for Lot 8. No concerns of the Planning Board.

16. 7:45 Public hearing Scenic Road. Reviewed with Lot 1. Same decision. Motion by John that we have received sufficient information from Lot 1 and to close the hearing at 7:46 p.m., seconded by Rich. All in favor.
17. Letter from Christian Sargent regarding Freedom's Way Heritage Associations. Motion by John to send a letter of support, seconded by Rich. All in favor.
18. Discussion of letter of Building Commissioner regarding parking at 47 & 63 Main Street. If we do not hear back from the Building Commissioner within the 14 days allowed we will authorize John to send a letter to his appointing authority. Motion by Rich and 2<sup>nd</sup> by Bob S. to allow John to send the letter. All in favor.
19. ANR – Lots 9 & 11A, Hay Road. Rich made a motion to endorse as presented, seconded by Bob S. All in favor.
20. 8:15 p.m. – Common Driveway Public Hearing for lots 9 & 11A, Hay Road. Mike Scott of Waterman Design and Geoff Evancic appeared and made a presentation to the Board. John spoke with Town Counsel regarding the wording of the easement. Town Counsel states it meets our requirements. The driveway will be paved. There was discussion by the Board members regarding keeping water from flowing into the road.

Dr. Phillip Gilley spoke to the Board on behalf of the abutters. He requested the Board deny BNE the common drive.

Michelle Kerins spoke regarding water runoff onto her property on Hay Road.

Ken Haenisch spoke regarding water runoff into the lake.

Robert Allen spoke regarding snow removal towards the road.

Gary Kerins had a question regarding Lot 9. He wanted to know how much frontage is required for Lot 9 and where the frontage is for Lot 11A.

Michelle Kerins spoke regarding the sight line for the road.

Lisa Elder spoke regarding snow.

Linda Bergeron spoke and wanted to know about taxes. Referred to proper department.

Alex Vouzikas asked whether this common drive could eventually become a sub-division road. The answer is No.

Michelle Kerins asked how much will be paved and if there were regulations.

Gary Kerins thought the driveway being used could be a safety issue.

Motion by Bob S. to close the hearing, seconded by Rich. All in favor.

John explained how the Board will make its decision in 90 days. He also explained how to appeal the Board's decision if needed.

19. Kevin Hill – Ralph Romano – re: Steele Road discussion did not appear.
20. Motion by Bob S. to adjourn, seconded by Rich. All in favor. Adjourned 9:10 p.m.

Respectfully submitted,  
Bob Salo  
Secretary