

Planning Board
Minutes
July 27, 2006

The Planning Board meeting convened at 6:36PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Bob MacLeod; Bruce Whitney; and Town Planner Eric Smith.

Tom Ruble arrived at 8:10PM.

Agenda read by Chairman MacMillan.

Minutes of the July 13th Planning Board Meeting were approved on motion by MacLeod with a second by Kalagher. Motion carried 4 in favor, 0 against.

Chairman Comments:

- Chair reminded Board public hearing for Rules and Regulations slated for next PB meeting on

August 10th.

- Chair met with TA to discuss Eric's review. Will start with self evaluation.

- TA looking for assistance in hiring new Highway Supt. / Engineer. Joe Kalagher will attend

Monday's meeting for discussion on job functions of position. Committee will be appointed

after Monday's meeting.

- There will be a sub-committee meeting Monday July 31st at 5:00PM with Engineers from

Rizzo to discuss 40B project. Purpose is to generate a report PB can present to ZBA.

PB on agenda with ZBA for Wednesday August 23rd at 7:00PM.

Invoices: Dues in the amount of \$278.00 for Eric's membership for American Planning Association

were approved.

Correspondence:

- Letter from Bat. Chief Salo on Beland request at Four Winds property. Asking for clarification before responding.

- Chair reviewed Town Council response to Patriots Estates appeal.

- Reviewed Rizzo July 7th report with updates on Lakeside Village.

- ZBA notice decision approving screen porch on Winding Cove.

7:00PM – Open Discussion: No one present for open discussion.

Town Planner Comments:

- Eric reviewed Monthly Town Planner Report covering activity from June 27th to July 25th

highlighting work completed and on-going. Eric has completed one year with Ashburnham.

- Discussed 61A property Town has opportunity to purchase. Motion made by

Kalagher, 2nd by Ruble, to send letter supporting purchase of 61 A property on

Russell Hill Road. 5 to 0 in favor.

- Reviewed TA memo on goals and objectives. Eric distributed Town Planner Proposed Goals & Objectives to Board members.

7:30 PM – Site Plan Review – 76/78 Main Street:

Scott Foster and Gary Prine presented discussion on changes to property. Working with neighbors on buffer zone.

Motion by Chair to waive section 5.102.2 requiring further need for a registered site plan submission. 2nd by Whitney and voted 4 to 0 in favor.

Motion by Chair to approve site plan review for 78 Main Street with following 2 conditions. Landscape plan required in buffer to meet section 5.104b of zoning bylaw and related CV District Site Plan Review principles, and further move common driveway site plan is required. 2nd by Kalagher and voted 4 to 0 in favor

8:00 PM – Geoff Evancic

Geoff met with the Board to discuss status of Lakeview Estates. Currently doing cuts and fills and 15 to 20 days will start putting in storm drainage. Concerns outlined in Rizzo and WD reports were discussed as well as damages done to Holt Road. Geoff states damage will be taken care of.

Joe Kalagher distributed sample of West Boylston Driveway Rules and Regulations.

Meeting was adjourned at 9:47 PM on motion by Chair, 2nd by MacLeod.

Respectively submitted,

Bruce Whitney - Clerk