

Planning Board  
Minutes  
September 14, 2006

The Planning Board meeting convened at 6:34PM 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 August 31st Planning Board Meeting were approved on motion by Kalagher with a second by Whitney. Motion carried 3 in favor, 0 against.

Chairman Comments:

- Cashman Hill Estates requested changing covenant to a Tri Party Agreement. Will review issues and take under advisement until future meeting. Need to review anticipated costs of Road Cost Summary 9/5/06.
- Special Town Meeting scheduled for November 14, 2006. Eric preparing zoning change to include all of Flow Chemical parcel as industrial.
- No report from Building Inspector on what's going on on Hastings Road.
- Sue Dembek quite ill and expected to be out for a length of time.

7:00PM – Open Discussion:

- As built common driveway Williams Road. Dave Bingham advised by Chairman MacMillan what the requirements for signs are at that location. Will not sign off until PB sees signs.
- Stodge Meadow group appeared before the Board with concerns about BNE clearing

on Log

Cabin road. They were advised that a site visit determined clearing has taken place within the staked limits as shown on plan. They were also advised that the Rizzo consulting Engineer is conducting biweekly inspections.

7:15PM – ANR – Eric and Amy Steigelman – Fairview Avenue

Eric and Amy Steigelman appeared before the Board with an ANR to swap equal parcels with an abutter. After some explanation and discussion it was voted 4 to 0 to accept plan as submitted on motion by Kalagher, with a second by MacLeod.

7:45PM – Scott Foster Common Driveway Special Permit Public Hearing, 76 and 78 Main Street

Chairman MacMillan opened Hearing. No abutters present for hearing. Reviewed the plan with Scott Foster and Gary Prime of P&S Land Development. Motion made by MacLeod, 2<sup>nd</sup> by Whitney to close hearing. Voted 4 to 0 in favor. Motion by Kalagher, 2<sup>nd</sup> by MacLeod, to waive strict compliance with Asburnham

Zoning

Bylaw section 5.14.2.2 pertaining to the requirement that on a State numbered highway a common driveway shall not enter the roadway at a point separated by less than 100 feet from any other driveway; section 5.14.2.4 pertaining to signage requirements; section 5.14.2.7 pertaining to easement width and grade; section 5.14.2.9 pertaining to a homeowners association; section 5.14.2.9(c) pertaining to metes and bounds description within the text of proposed easement. Voted 4 to 0 in favor.

Motion by Chair, 2<sup>nd</sup> by MacLeod, to approve Common Driveway Special Permit 2006-08 as revised. Voted 4 to 0 in favor.

#### 8:15PM Rules and Regulations

Hearing reopened at 8:45PM. Reviewed changes to Rules and Regulations, Fee Schedule, Common Driveway Special Permit Regulations, OSRD Special Permit, and Scenic Road Regulations.

Motion to close hearing made by Whitney and seconded by Kalagher. Voted 5 to 0 in favor.

Motion by Ruble, 2<sup>nd</sup> by Whitney, to adopt section 53G of Chapter 44 of the Massachusetts General Laws, authorizing the Planning Board to impose reasonable fees for the employment of outside consultants and to deposit such fees in a special account. Voted 5 to 0 in favor.

Motion by MacLeod, 2<sup>nd</sup> by Kalagher, to adopt "REGULATIONS GOVERNING FEES AND FEE SCHEDULE" as presented and revised at the public hearing held August 10, 2006 and continued to August 31, 2006 and September 14, 2006. Voted 5 to 0 in favor.

Motion by Ruble, 2<sup>nd</sup> by Whitney, to amend the "PLANNING BOARD RULES AND REGULATIONS" as presented and revised at the public hearing held August 10, 2006 and continued to August 31, 2006 and September 14, 2006. Voted 5 to 0 in favor.

Motion by Whitney, 2<sup>nd</sup> by MacLeod, to amend the "RULES AND REGULATIONS FOR PRIVATE COMMON DRIVEWAY SPECIAL PERMITS" as presented and revised at the public hearing held August 10, 2006 and continued to August 31, 2006 and September 14, 2006. Voted 5 to 0 in favor.

Motion by Kalagher, 2<sup>nd</sup> by MacLeod, to amend the "RULES AND REGULATIONS FOR OPEN SPACE RESIDENTIAL DEVELOPMENT SPECIAL PERMITS" as presented and revised at the public hearing held August 10, 2006 and continued to August 31, 2006 and September 14, 2006. Voted 5 to 0 in favor.

Motion by Whitney, 2<sup>nd</sup> by MacLeod, to amend the "SCENIC ROAD RULES AND REGULATIONS" as presented and revised at the public hearing held August 10, 2006 and continued to August 31, 2006 and September 14, 2006. Voted 5 to 0 in favor.

#### Town Planner Comments:

- Eric pointed out the article on Mt Hunger in newspaper. 2005 appraisal was \$250,000.
- Attorney General approved all Town Meeting articles.
- Joe and Eric attended 40R meeting in Gardner Wednesday September 5, 2006. Handed out and discussed agenda.
- Eric showed sample of zoning maps done on new printer.
- Discussed issues with parking and zoning at The Garden Shed on Central Street.
- Eric will meet with Industrial land Siting people on September 15, 2006. Will try for meeting with PB on September 28, 2006.

Next meeting September 28, 2006. Following meeting will be October 5, 2006.

Meeting was adjourned at 9:30 PM on motion by Ruble, seconded by Whitney. Voted 5 to 0 in favor.

Respectively submitted,

Bruce Whitney - Clerk

