

Planning Board
Minutes
May 11, 2006

The Planning Board meeting convened at 6:35PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Bob MacLeod; Bruce Whitney; Tom Ruble; and Town Planner Eric Smith.

Agenda read by Chairman MacMillan.

Minutes of the April 27th Planning Board Meeting were approved on motion by MacLeod with a second by Kalagher. Motion carried 5 in favor, 0 against.

Chairman Comments:

Chairman MacMillan reviewed and discussed letter dated May 1, 2006 from Kristine Symonds regarding apparent conflict between Watershed Map and Zoning Map within the WSP overlay. Letter is on file with Planning Board.

Town Planner Comments:

Eric reviewed his discussion with Kara Sargeant an Environmental Analyst with NEIWPC (New England Interstate Water Pollution Control Commission).

Planning Board needs to address the amendment by Jeff Lawrence in reference to driveway setbacks.

Article 35, Land Siting Study, was approved at Town Meeting. Eric recommended PB interview prospects and make a recommendation. Time will be devoted at the June 8th PB meeting.

Eric reviewed the "Scope of Services" pertaining to the 40B Application known as Whitney Park Estates.

Eric discussed the Lakeview Estates site visit he and Joe Kalagher made this afternoon. Purpose was to review the status of staking of the clearing limits.

Open Discussion

Ernie Beland of High Street (Old Four Winds property) appeared before the board looking for comments on creating a lot within his property. He was advised of the requirements and to do further research.

7:15 PM – Gary Gleason – ANR – Winchendon Road

Gary Gleason appeared before the Board and presented his ANR application. After review and discussion it was voted to endorse as presented on motion by Whitney and 2nd by MacLeod. Voted 5 to 0 in favor.

7:30 PM – Scott Foster ANR – Main Street

Scott Foster appeared before the board and presented his ANR application. He was advised of the steps needed to continue. Discussion focused on the Chapter 41, section 81L exemption. On motion by Kalagher, 2nd by Whitney, to endorse plan it was voted 5 to 0 in favor.

7:45 PM – Hannigan / Livergood – Common Drive Hearing

Chairman MacMillan read notice of hearing.

Marc Belanger of Hannigan Engineering presented proposed plan to the Board.

Abutters discussed drain easements and location of septic system on proposed property.

Chairman MacMillan stated because it is more complicated than average that the application be submitted to our Engineer.

PB members will make a site visit on Monday May 22nd at 5:00 PM.

Chairman MacMillan made a motion to continue hearing until 7:30 PM at the June 8th PB meeting. Motion 2nd by Kalagher and voted 5 to 0 in favor.

8:00 P M – Patriots Estate Subdivision Hearing

Hearing opened by Chairman MacMillan. Joe Kalagher recused himself as an abutter.

Steve Aldrich shared his comments on the subdivision project and the drainage issues.

Abutters had numerous concerns, mainly on drainage easement.

Larry Piispanen and Christine LeBlanc submitted letter (On File with PB) to PB stating they do not wish to allow the drainage easement unless Town takes responsibility for any changes to Marshall Mills Road.

After much discussion it was decided to continue the hearing until June 8th at 8:00 PM on motion by Chairman MacMillan, 2nd by MacLeod. Voted 4 to 0 in favor.

8:30 PM – John Howland – ANR – Sherbert Road

John Howland appeared before the Board to explain his ANR request. After much discussion concerning frontage it was decided he would withdraw application and resubmit with discussed changes.

Correspondence

ZBA gave unanimous business approval allowing James Sadin to operate a fabrication and repair of Marine and RV canvass business at his Gibson Road home.

Meeting was adjourned at 9:34 PM on motion by Chairman MacMillan and 2nd by Ruble.

Respectively submitted,

Bruce Whitney - Clerk

