

Planning Board
Minutes
December 8, 2011

The Planning Board meeting convened at 6:30 PM with the following members present: Joseph Kalagher - Chairman, John MacMillan, William Nolan, Joe Daigle and Roger Hoyt.

Motion by MacMillan and 2nd by Daigle to approve Agenda with correction, Motion carried 5-0.

Motion by Daigle and 2nd by Nolan to approve meeting minutes of November 17, 2011. Motion carried 5-0.

Chairman Comments

- Chairman Kalagher reported on an email from Selectmen Vitone concerning the possible demolition of the Drake House at 4 Central Street and concerns over other changes to the downtown area. Requesting a meeting to discuss further. Nolan to follow-up on meeting request.

Vice Chairman

- Vice Chairman Nolan reported on a meeting with Town Inspectors & Architects concerning the new John R. Briggs Elementary School. There was some concern by the architects about the requirement from the Planning Board in the Site Plan approval of installing a barrier at the top of the slope on the west side of the property.
- Nolan and MacMillan met with Tim Sullivan, Country Comfort Homes concerning the possible purchase and future development of the Lakeview Estates Subdivision. Nolan is reporting that after review, Country Comfort Homes will not pursue the purchase of the property.
- Nolan discussed comments from Town Counsel concerning the Common Driveway Special Permit for #16 & #20 High Street. Further clarification needed and the Board will put on agenda for January 12, 2012 meeting.
- Webmail and calendar for Planning Board email has been set up. Waiting for individual emails.

Old Business

- Lakeview Estates – See Vice Chairman comments above.
- Bray Avenue – No Update.
- Lakeside Condos – No Update
- Cashman Hill Estates – No update.

New Business

- The Board reviewed the new Special Permit Application and Special Permit Checklist and after making changes approved the application 5 -0. This application to be used for Special Permits that are not otherwise specified elsewhere.
- It was further voted 5-0 to create a new fee of \$100 for Special Permit Applications that are not otherwise specified in the Ashburnham Planning Board's "Regulations Governing Fees and Fee Schedule"
- The Board set the meeting schedule for January – June 2012 –

January 12, 2012	January 26, 2012
February 9, 2012	February 23, 2012
March 8, 2012	March 22, 2012
April 12, 2012	April 26, 2012
May 10, 2012	May 24, 2012
June 14, 2012	June 28, 2012

- Hoyt reported on a MRPC seminar on solar farms.

Correspondence

- Chairman Kalagher reported on a request by Howard LeVaux concerning property on the west side of Bush Hill Road. Mr. LeVaux is seeking a “Conservation Restriction” on the property. The Board discussed two proposed options for the property, one with ANR lots and the other with and Open Space Residential Development. On motion by MacMillan and 2nd by Daigle it was voted 5-0 that the Board cannot make a decision on the proposed developments based on the current condition of Bush Hill Road. Currently, Bush Hill Road does not meet Planning Board Rules and Regulations requirements.
- Reviewed correspondence from the Town Administrator concerning the destruction of certain Planning Board documents. The Board was not comfortable with the request and did not endorse the document. Kalagher or Nolan to follow up with Town Administrator.

Meeting was adjourned at 8:15 PM.

Respectively submitted,
John MacMillan, Clerk