

Approved 5/23/2007

**Minutes of Regular Meeting
May 9, 2007
Town House 7:00**

Members Present: Charlie Dolben, Chair, Joseph Kruzel, Laurie Niles, Neil Flynn, John Matthews

Members Absent: Anthony Bongiorno, Associate

Minutes of the April 25th meeting were reviewed. Joseph Kruzel made a motion to accept the minutes, Laurie Niles seconded. All were in favor to accept the minutes as written.

The clerk's payroll voucher was approved and signed.

Tighe & Bond invoices will be sent to Mr. Morton and Mr. Pepin for payment.

Joseph Ouellette/16 Stony Hill Road – Home Occupation Admin. Review– Mr. Dolben informed Mr. Ouellette that the Planning Board would like to see that the zoning issues identified by the Building Inspector have been resolved. Mr. Ouellette has applied for a variance for the addition of a carport to his garage from the Board of Appeals; the Planning Board reviewed a copy of the document. Mr. Dolben asked Mr. Ouellette if he had a plan B, should the variance be denied and he answered that he would remove the carport. The level of activity on the property was discussed as well as confirmation that there are three trucks and three trailers, all of which would be placed out of site in garage and carport when on the property.

Mr. Joseph Kruzel made a motion to approve the request for home occupation with provisions that there are no more than the current three vehicles, housed in the rear of the property to maintain residential character as required in Bylaw 7.121. Ms. Laurie Niles seconded, all members voted and vote was unanimous to approve.

Chris Fontaine/196 Ames Road Site Plan Review-Admin. Review –Mr. Fontaine presented a plan showing placement and setbacks of an addition to the barn he currently has on his property, which creates an accessory building that is more than ½ the size of the primary building. The Planning Board reviewed the plans and determined that required setbacks were met according to Zoning Bylaw 6.11.1. Mr. Kruzel made a motion to approve the plan, and Ms. Niles seconded. All members voted and vote was unanimous.

Mr. Baxter/193 Mountain Road – Mr. Baxter came before the Planning Board with a plan showing his current house and 12.7 acres of land. He is exploring the option of selling his house with a few acres of land and creating an estate lot where he would build another house.

Mr. Baxter/193 Mountain Road continued –There was some discussion of the easement/right-of-way to access rear of property, common driveway option, and placement of driveway according to regulations as noted in 7.54 of Bylaws. Mr. Baxter was informed that the process would include coming in for ANR to create lots, then applying for a Special Permit which would require a Public Hearing.

Robert Sheehan, Ridgeline & Hillside Committee – The Planning Board reviewed minutes from the meeting of 2/28/2007 stating the vote for the appointment of Robert Sheehan to the Ridgeline & Hillside Committee. At that time Ms. Niles made a motion to appoint Mr. Sheehan, and Mr. Neil Flynn seconded. This serves as an addendum to the minutes of 2/28/2007.

Tall Pines – The Board reviewed a copy of the Tighe and Bond recommendations for the building of the road for the Tall Pines subdivision which had been requested by the Board of Selectmen. The road will be privately owned, not owned by the Town.

Scantic Meadows – Review of Second Amendment to Development – The Planning Board reviewed the Second Amendment Document which extends the date for completion of roadwork. It was determined that a review by Town Counsel was not necessary. Mr. Kruzel made a motion to accept the Second Amendment to Development and Ms. Niles seconded. The vote was unanimous and all Planning Board members signed the document.

Rankins 102 South Road/ Drainage Proposal – Reviewed, with no additional information to discuss.

Public Hearing Date for Haluch – The applications have not been received, no new date has been set for the Public Hearing. Ed and Chris Haluch have both been informed of the process and necessary applications by the Planning Board Clerk.

Mail folder was reviewed

Elections for Planning Board positions took place and results are as follows:

<u>Chair:</u> Joseph Dolben	Motion: Mr. Kruzel/2 nd :Mr. Flynn	Vote: unanimous
<u>Vice Chair:</u> Joseph Kruzel	Motion: Mr. Flynn/2 nd : Mr. Matthews	Vote: unanimous
<u>PVPC Primary:</u> Laurie Niles	Motion: Mr. Kruzel/2 nd : Mr. Flynn	Vote: unanimous
<u>PVPC Alt.:</u> John Matthews	Motion: Mr. Kruzel/2 nd : Mr. Flynn	Vote: unanimous
<u>CPC Rep:</u> Cornelius Flynn	Motion: Mr. Kruzel/2 nd : Mr. Matthews	Vote: unanimous

There was no further discussion. Mr. Kruzel made a motion to adjourn, Mr. Flynn seconded, and vote was unanimous to adjourn.

Submitted by Kathleen Foster, Clerk