

Approved 8/8/07

**Minutes of Public Hearing
July 25, 2007
Town House 7:00**

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

Members Absent: Charlie Dolben, Chair, Anthony Bongiorno, Associate

Public Hearing was opened, introductions of the Board members and the clerk were made and the Order of Business was read by Joseph Kruzel. Applicant, Frederick Frangie of 38 Thresher Road was then invited to speak about his application for a Special Permit for a common driveway to access three lots.

Mr. Frangie presented a plan of land showing common driveway accessing three lots.

The Planning Board members reviewed the plan of land, as well as Bylaw 7.542

Common Driveways Allowed by Special Permit.

John Matthews confirmed that the current driveway width was 14 feet. Mr. Frangie plans to extend the existing common driveway to accommodate a third lot.

The Planning Board inquired if Mr. Frangie had a maintenance agreement in place for the current driveway, and explained that it was a requirement and would have to be recorded with the Registry of Deeds. There was a further look at the property plan to see if Ridgeline & Hillside would need to be contacted, but the property did not meet the height requirements. John Matthews commented that the Building Inspector may ask that the first 20 feet of the driveway be paved.

The Board asked if any of those present at this meeting were there to speak on this petition. Mr. Jim Gagnon of 59 Thresher Road introduced himself and stated that he was in support of Mr. Frangie's plan.

Mr. Kruzel stated that a decision would be made once a maintenance agreement is in place and asked that Mr. Frangie return to next meeting with a maintenance agreement to be reviewed by the Planning Board.

Public Hearing was continued to August 8th, 2007 at 7:00 p.m.

Submitted by Kathleen Foster, Clerk