

Planning Board Minutes
February 20, 2018

Present: Chairman Pitney, Member Raftery, Vice-Chair Fletcher, Member Talbot, Member Sauer and Jennifer Carmichael Secretary; absent - Member Slosek, Member Pearce. Also, attending the meeting were:

Chairman Pitney opened the meeting and asked for a motion to approve the February 6th minutes; Member Fletcher motioned to defer approving the minutes until the March 6th meeting. Member Raftery seconded, the vote was: Chairman Pitney – Yes, Member Raftery – Yes, Member Talbot – Yes, Member Fletcher – Yes, Member Sauer – Yes, the motion carried.

Chairman Pitney read the public hearing notices for the two special permits on the agenda. Shawn Leary representing David Shack at 9 Mahkeenac Road presented the special permit to construct a single-story addition. Pam Sandler the architect who designed the house and Brent White from White Engineering the engineer, were present to answer questions. They have been to Historical Preservation and their project has been approved and Conservation Commission has voted and approved the plan; they did request the barberry (invasive plant) be removed, to protect the lake, this will be done mostly by hand; along the lake Dogwoods will be planted and along the north side of the property American Holly will be planted.. The lot is 2.31 acres; the total lot coverage is 6.51% and the LPOD lot coverage is 5.21%. The lot is on the Town sewer system. There were several questions from the Board, a site visit was asked for and Member Fletcher and Member Raftery will go to a site visit tomorrow at 8 AM. Member Fletcher motioned to continue the public hearing until March 6th and Member Talbot seconded and the vote was: Chairman Pitney – Yes, Member Raftery – Yes, Member Talbot – Yes, Member Fletcher – Yes, Member Sauer – Yes, the motion carried.

Mark LeVasser from Foresight Land Services represented 1 Grove Road and Monte Levin and Gary Lazarus. David Potter, the designer from Green River Design was also present. The addition will be an extra bedroom and it will be on piers. The total lot coverage will be 9.3% and the LPOD coverage is just under 11% all within the required setbacks. Conservation Commission has given their approval. Member Fletcher asked for the area to be staked out and will drive by the site. Member Fletcher moved to continue the public hearing until March 6th meeting and Member Sauer seconded it and the vote was: Chairman Pitney – Yes, Member Raftery – Yes, Member Talbot – Yes, Member Fletcher – Yes, Member Sauer – Yes, the motion carried.

Form A prepared by Alexander Thorp and presented by owner David Jadow where subdivision approval is not required. Mr. Jadow owns 1 Glendale Middle Rd. and his company Fledgerdly, LLC owns 3 Glendale Middle Road. He would like to move 4 acres from Fledgerdly, LLC to his property where he wants to build a ground mounted solar array. This land has no frontage and does not conform and cannot be used as a building lot. Member Raftery motioned to approve the Form A, a plan believed not to require approval and Member Talbot seconded and the vote was: Chairman Pitney – Yes, Member Raftery – Yes, Member Talbot – Yes, Member Fletcher – Yes, Member Sauer – Yes, the motion carried.

Chairman Pitney read the report to be given to the Select Board from the February 6th meeting. Member Fletcher motioned to send the report to the Select Board and Member Talbot seconded.

Chairman Pitney also read Patrick Sheehan's letter that was sent to the Selectmen to not take the proposed bylaw change for the Cottage Era Estates to Town Meeting.

Vice Chair Fletcher noted that the Zoning Review Committee met 2/17 and will meet Friday morning at 9 AM. Alternates were mentioned and they should try to attend meetings.

Member Raftery motioned to adjourn and Member Fletcher seconded, the vote was Chairman Pitney – Yes, Member Raftery – Yes, Member Fletcher – Yes, Member Sauer – Yes, Member Talbot – Yes, the motion carried.

Respectfully submitted by,

Jennifer Carmichael, Secretary