

Planning Board Minutes
March 6, 2018

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

Chairman Pitney opened the meeting and asked for a motion to approve the February 6th and February 20th minutes asking first to approve the February 20th minutes. Vice Chair Fletcher had a correction regarding plantings and where they would be put, American Holly will be planted on the northern property line and along the lake front dogwoods will be planted. Vice Chair Fletcher motioned to approve with the amendment added, Member Sauer seconded and the vote was: Chairman Pitney – Yes, Member Raftery – Yes, Vice Chair Fletcher – Yes, Member Sauer – Yes, Member Slosek – Abstain, Member Pearce – Abstain, the motion carried. February 6th minutes were put off until the end of the meeting.

Shawn Leary representing David Shack at 9 Mahkeenac Road presented the special permit to construct a single-story addition along with Brent White from White Engineering the engineer. They have been to Historic Preservation and the Conservation Commission has voted and both approved the plan. Vice Chair Fletcher spoke about the email received by the Planning Board from the Birnhak family regarding the fence that runs along Mr. Shack's property to the north. Member Pitney read the findings and then asked for a motion and Member Raftery motioned to approve the special permit with the revisions that 1) no pesticides be used, 2) the addition be built according to the plan presented and the building inspector check the dimensions when built, 3) the fence be taken down or turned around so the good side faces the neighbor's property; these were mentioned by Chairman Pitney and Vice Chair Fletcher. Member Sauer seconded and the vote was: Chairman Pitney – Yes, Member Raftery – Yes, Vice Chair Fletcher – Yes, Member Sauer – Yes, Member Slosek – Abstain, Member Pearce – Abstain 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. Vice Chair Fletcher asked to see more of the site plan and plans of the architectural drawings which were not included in the original application. These were shown to the Board and left for the record. Vice Chair Fletcher noticed on page 2 an error in setbacks it is 150 feet from lake not 35 feet. There will be no grade changes. Member Pitney referred to the findings Section 6.3.6 a – e which had been read for the above special permit and pertained to this special permit as well. The design architectural site plans are to be included with the application.

Vice Chair Fletcher motioned to accept with the correction to the zoning setback table on page 2 and Member Sauer seconded. The vote was: Chairman Pitney – Yes, Member Raftery – Yes, Vice Chair Fletcher – Yes, Member Sauer – Yes, Member Slosek – Abstain, Member Pearce – Abstain the motion carried.

Marian Fathers has a new parking area near Kampoosa Bog; John Hart inquired if this area came under the storm water management purview of the Planning Board. It was decided to ask the

Building Inspector to look into it to advise the board if there was an issue and should go under the jurisdiction of the Planning Bd.

Budget for FY 2019, we have asked that a line be added for training and educational purposes.

The Zoning Review Committee is requesting a \$500 budget for books and office supplies. Alternates for the zoning review committee are: Gary Pitney from Planning, Tom LaBelle from Conservation and Bob Jones from ZBA. The committee will be meeting in March every week on Wednesdays: 7th, 14th, 21st and Thursday 29th in April they will have a community forum. They plan to go through the cottage era estate bylaw line by line, this has been started.

The February 6, 2018 minutes were looked at Member Pearce motioned to approve the minutes with the additional amendments and Member Slosek seconded and the vote was: Chairman Pitney – Yes, Member Raftery – Yes, Vice Chair Fletcher – Yes, Member Sauer – Yes, Member Slosek – Yes, Member Pearce – Yes, the motion carried.

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

Respectfully submitted by,

Jennifer Carmichael, Secretary