

PLANNING BOARD MINUTES

July 30, 2008

ROLL CALL:

Phil LoChiatto, Chairman – Present	Nancy Prendergast, Vice Chairman – Excused
Rick Okerman, Secretary – Excused	Walter Kolodziej, Regular Member – Excused
Ruth-Ellen Post, Regular Member – Excused	Pam Skinner, Regular Member – Present
Louis Hersch, Alternate Member – Excused	Kristi St. Laurent, Alternate Member – Arrived 7:12
Sy Wrenn, Alternate Member – Present	Bruce Breton, Selectmen Member – Present
Galen Stearns, Selectmen Alternate – Excused	

STAFF:

Al Turner, Director of Planning and Development – Present

Mr. LoChiatto opened the meeting at 7:00 pm. The Board stood and recited the Pledge of Allegiance.
Mr. Wrenn replaced Mr. Kolodziej

CORRESPONDENCE:

Letter from the Methuen festival of trees regarding historic preservation.

OLD/NEW BUSINESS:

Board discussion with Mr. Turner regarding the status of the Pawtucket Subdivision. Mr. Turner will report at the next meeting. *Ms. St. Laurent joined the Board and replaced Ms. Prendergast.*

PUBLIC MATTERS:

Golden Brook Crossing – Public Discussion

49 Lowell Road, lot 20-E-260 & 270

Mr. Turner stated the application is to expand the approved site plan at 46 Lowell Road including a new 50' x 90' two-story building, rearrange and expanding the parking to 82 spaces, installing a new septic system, installing a new fire cistern, regrading the existing parking to accommodate a revised drainage system, shift the entrance, a Special Permit for the treatment swale in the WWPD, and consolidate the two lots. He showed the entrance way and the WWPD on the plan, the parking has been rearranged, the parcel is zoned rural and has a variance. The outstanding issues are traffic and drainage. *Mr. LoChiatto stepped down, and Ms. Skinner took over as Chairman.*

Peter Zohdi, Herbert Associates, stated that Mr. Turner has reviewed the plan, and Chris Nickerson will answer any Board questions. Mr. Nickerson, Herbert Associates, stated they have their driveway permit, have been to the Conservation Commission, and they are happy with the plan.

Board discussion with Mr. Nickerson regarding the former building, the new building will match, there is sheet drainage on the site, there will be two treatment swales, proposing the same lighting as what is on site, has met with the abutter and they are happy, and there is a proposed cistern. No public comment. The Board reviewed the checklist to send the plan out for department comment. *Mr. LoChiatto rejoined the Board.*

Site Plan and Subdivision Regulation Changes – Public Hearing

Board discussion regarding continuing the public hearing. Ms. Skinner motioned to open for public hearing. Mr. Breton seconded. Passed 5-0. Mr. Breton motioned to continue the hearing to a date to be determined. Ms. Skinner seconded. Discussion regarding giving a date certain. Mr. Breton motioned to continue to the August 20 meeting. Ms. Skinner seconded. Passed 5-0.

Govette Special Permit – Public Hearing

9 Princeton Road, lot 24-G-127

Mr. Turner stated that the public hearing is for a WWPD disturbance, a dredge and fill permit has been received, there are two areas that the Zoning Board of Adjustment asked to be restored, and the plan is ready for public hearing. Mr. Breton motioned to accept for public hearing. Ms. Skinner seconded. Passed 5-0.

Mr. Turner stated the application is for a Special Permit, he stated that they want to restore two WWPD areas, the parcel is zoned resident A with WWPD and FEMA Flood Plain Overlay District, variances have been granted, and he discussed the staff recommendations,

Patrick Ritchie, applicant from 9 Princeton Road, asked if the Board had any questions, he reviewed the history of the property and the need of the Special Permit. Board discussion that Mr. Breton and Ms. Skinner as members of the Conservation Commission have a lot of knowledge of the plan and are okay with the restoration plan. Discussion continued regarding what needs to be done to complete the restoration. No public input.

Ms. Skinner motioned to grant the Special Permit to mitigate the WWPD disturbance on 9 Princeton Road with the following conditions: 1) All local, state, and federal permits shall be approved prior to the start of construction; and 2) Erosion control best practices should be install and monitored. The reason for granting the Special Permit is because the applicant meets the spirit and intent of Section 601.1 of the Zoning Ordinance. Ms. Breton seconded. Passed 5-0.

Mr. Breton motioned to adjourn. Ms. Skinner seconded. Passed 5-0 Meeting adjourned at 7:55 pm.

These minutes are in draft form and have not yet been reviewed and approved.
Respectfully submitted, Nancy Charland