

December 3, 2007

Meeting called to order at 7:30 p.m.

Present: J. Marot, K. St. George, B. Hoeg, Gregory Kashgagian and Walter Healey

Gravel Removal

Pauline – the Selectmen have asked to look at the Gravel Removal Permit for New England Rental. Brian – I would like to take a look at the Site Plan. Do we have it? Pauline yes, I brought it with me in case the Board wanted to review it. Jim – they are asking to be able to remove 3,000 cubic yards. Brian – I would suggest that we tell the Selectmen that they should require a tracking pad from the site to keep it clean in that area. Walter – I make a motion that we approve the same but make note to the Selectmen that we would suggest that a tracking pad be put in place. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous. Jim – I think that it would be a good idea to call the Board of Selectmen and tell them that we have signed the gravel permit but are suggesting that a tracking pad be put in place. Telephone call was made. Brian – I make a motion that a note be sent to Prime advising them that when they submit a plan in which gravel is going to be removed from the site that the tracking pad be noted on the plan. Walter – 2nd the motion. Jim – all in favor. Vote was unanimous. Letter to be sent to Prime Engineering.

Michael Haikal – Spring Brook Estates

Jim – I have a copy from Chris showing a figure of \$34,572.66. Michael – I do not understand where he is coming up with these figures. Jim – you still have not come in with an estimate as far as your figure is concerned. At this point the Board will have to go along with Chris' figure unless you can show us something different. Michael – I believe that the signs are there. Jim – that should not be a problem. We will deduct the \$500.00 from the figure. I would suggest that you contact Chris and go over the figures with him since you disagree with them. Michael – I would like to be able to come to your next meeting. Pauline – Our next meeting is December 17th. Would you like to be put on the Agenda? Michael – yes.

Broden – Huntinghouse Brook

David Turcotte – I am here on behalf of John Broden. At the time that his plan was submitted and signed, a notation was on the linen which referred to a Covenant. Since no covenant was attached the Registry of Deeds would not record the plan. Brian – I make a motion that we sign the covenant as requested. Walter – 2nd the motion. Jim – all in favor. Vote was unanimous. Covenant was signed.

Board of Appeals

Ducharme – Jim – this is a non-conforming lot. From what is explained in the application it appears that what is being requested it would be less non-conforming. Board of Health permits allows it on 20,000 square feet and he actually has more. Kevin – I make a motion that we

recommend approval of the same. Brian – 2nd the motion. Jim – all in favor. Vote was unanimous.

Darlene Donnelly

Jim – I would like to read to the Board the letter from the Building Inspector. Basically, I have to agree with him. This is a retail business and does not qualify as a home occupation. In my opinion it does not qualify for a Special Permit and as far as agricultural is concerned you need to have a large portion of the products grown on the property. Walter – I make a motion that we recommend disapproval Greg – 2nd motion. Vote – 4 in favor. Kevin abstained. Note to be sent to Zoning Board of Appeals recommending disapproval.

Heritage Hill

J. Pavao – I almost feel that I am wasting my time coming here because I feel that the Board is in favor of what the neighbors want. Jim – We are willing to listen to what you have. We are here to do what is best for the town. Based on the information that we have we do not feel that this is within our jurisdiction since this is a Special Permit which is under the jurisdiction of the Zoning Board of Appeals. J. P. -- The reason that I am here is because I would like to have what I consider to be 4 Form A lots approved. The lots are 70,000 square feet and have 175 feet of frontage. I also have 3 additional lots which I need to apply for a variance. So far I have met with the neighbors 3 times and I have treated them like I would like to be treated. My main vision was to keep the golf course. I knew that it would be very hard for the golf course to support itself. I met with the workers and I promised I would be committed to them if they would be committed to me. I figured it needed at least 2 years to come back. The property consists of 64 acres and is valued at 2.9 million when I purchased it. It was my plan to be able to borrow 2 million. Unfortunately, the lending issue has changed. The only lender that I have found to work with me is requiring me to sub-divide. The lender has agreed to 4 lots. I understand that the neighbors don't like the idea. I have been straight with the golf course employees. I wanted to keep the neighbors informed. I wanted them to know what was going on. I am trying to salvage this deal. I go into a deal to make money. If I was able to get 2 million I will walk away. It is going to take 1.7 million to wash away. I offered it to the neighbors but they do not want to pay. Brian how long? John 2 months. J. Pavao – I am sub-dividing because of the lender. If I don't get at least 4 Form A lots. It looks like I didn't do enough research because I just fell in love with the property. Brian – You are probably right when you say you did not do enough research. We as a Board do not feel that it can be developed anymore without a modification to the Special Permit. Jim – it is not our job to reject you it is to redirect you because it requires a Special Permit and it requires you to go to the Zoning Board of Appeals and apply to them and give them the information which you are giving us now. From what I can see lack of frontage is a problem. J. P. I feel that this is a residential area and I should be allowed to develop the 4 lots which have adequate frontage and acreage. The green is adequate and the yellow is not. I need to have 4 forms A lots. Brian – I don't think we can do what you are requesting. Jim – this is under a Special Permit it is under the control of the Registry of Deeds. J.P. – I understand that I have to get to the Zoning Board of Appeals but I believe that the golf course is under a

covenant and after 30 years it no longer is valid. Brian – it is not residential and it is not a covenant it is under a Special Permit. It is the way the by-laws are established you need to apply to the Zoning Board of Appeals.

Richard LaCamera – the appraisal is for the entire property. It is the whole thing. J. P. the appraisal will tell you that are looking for the funding. R. L. someone should have looked at the deed.

Walter – I make a motion that we adjourn. Brian – 2nd the motion. Jim – all in favor. Meeting was adjourned at 9:45 p.m.