



MASSACHUSETTS  
PLANNING BOARD

MEETING MINUTES  
JANUARY 5, 1981

8:00 PM; DPW FACILITY

PRESENT Mrs. Bayne (Chairwoman); members, Mr. Weare, Mr. Becklean, Ms. McCarthy; Planning Administrator, Mr. Dufresne; Ms. Lopez.

ABSENT Mr. Phillips.

MINUTES The minutes of December 15, 1980 were approved as written.  
MOVED by Mr. Weare, second by Ms. McCarthy, all in favor.

The minutes of December 22, 1980 were approved as amended.  
MOVED by Ms. McCarthy, second by Mrs. Bayne, all in favor.

VOUCHERS The following vouchers were approved for payment by the Board.

International City Management Association                      \$36.75

MOVED by Mr. Weare, second by Ms. McCarthy, all in favor.

REQUEST FOR RESERVE FUND TRANSFER

The Board voted to approve a request for a reserve fund transfer in the amount of \$257.33 to be applied to the Board's Professional Salaries Account. This transfer is necessary in order for the Planning Administrator to realize a scheduled step increase in pay from March 17, 1981 to the end of the fiscal year.

MOVED by Mr. Weare, second by Mr. Becklean, all in favor.

BUDGET UPDATE:

Board members reviewed the current balance and percent of expenditures of the various Planning Board accounts in comparison with expenditures of last year at this time.

SILVER HILL ROAD SUBDIVISION

The Board agreed to send a letter to Charles Perkins Co., Inc. concerning the erosion problems at Silver Hill Road in the Ridgewood Estates Subdivision. The contents of the letter emphasized the Board's determination to rectify problems at the site, and requested that Mr. Power and representatives of Charles Perkins Co., Inc. meet with the Board on January 19, 1981 at 8:30 PM to discuss whatever plans the developers may have drafted to alleviate the sedimentation and erosion problems.

PUBLIC VS. PRIVATE ROADS

Mr. Dufresne will meet with Judy Chanoux, Town Planner of Concord, to discuss the use of private roads in Concord. Mr. Dufresne will relay this discussion to the Board at the next meeting.

NONSET PATH

The Board voted to release two bonds posted to insure completion of Nonset Path, Minuteman Business and Industrial Park: one such bond in the amount of \$11,900.00 to insure completion from sta. 24 + 25.30 to sta. 26 + 25, and another such bond in the amount of \$210,000.00 to secure completion of Nonset Path from sta. 26 + 25 to 49 to 32. The lots (5 - 29) will be held under a restrictive agreement which was also signed by the Board.

MOVED by Mr. Weare, second by Mrs. Bayne, all in favor.

WAMPANOAG HILL SUBDIVISION

The Board reviewed the waivers requested by the developers of Wampanoag Hill Subdivision along with the Engineering Department's comments. The Board's decisions on granting and denial of the waivers will be incorporated in the motion to approve the subdivision which will be voted on at the January 12, 1981 meeting.

BOARD OF APPEALS PETITIONS

The Planning Board discussed the petitions to be heard on January 12, 1981 by the Board of Appeals. Comments will be sent to the Board of Appeals on the following petitions: (Note: Full text of comments are on file at the Planning Board office.)

#81-1

PETITIONER: Gary D. Hodgson  
ZONING DISTRICT: R-2  
VARIANCE: Section VIA- Sideyard Setback

#81-2

PETITIONER: Richard E. Dolan  
ZONING DISTRICT: R-2  
VARIANCE: Section VI.A. Note # 1

#81-3

PETITIONER: Richard E. Dolan  
ZONING DISTRICT: R-2  
VARIANCE: Section VI.A. Note # 1

#81-4

PETITIONER: David B. Bowers

ZONING DISTRICT: R-2

SPECIAL PERMITS: Section V.B.3 - Change from one non-conforming use to another.

Section VII.D.1 and 2 - reduction in required parking spaces

No number given

PETITIONER: Nagog Knoll Realty Trust

ZONING DISTRICT: R-2

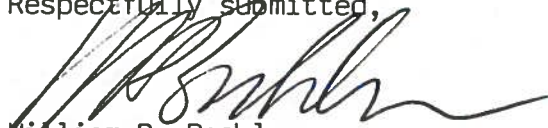
VARIANCE: Section VI.C.2 and 4 - (common driveway)

Section VII.B. and VII.C.3 (reduced parking)

SPECIAL PERMITS: Section V.B.4 and V.D.3

The meeting was adjourned at 10:50 PM

Respectfully submitted,



William R. Becklean  
Clerk

CF/cf