



MASSACHUSETTS
PLANNING BOARD

NOVEMBER 3, 1980
MEETING MINUTES
8:00 PM; DPW FACILITY

PRESENT Mrs. Bayne (Chairwoman); members, Mr. Weare; Planning Administrator, Mr. Dufresne; Mr. Starr, Mr. Palmer, Mr. Werner, Ms. Wilson.

ABSENT Ms. McCarthy, Mr. Becklean, Mr. Phillips, (phone consultation).

Mr. Palmer and Mr. Werner requested that the Board consider their plans to develop 3.5 acres of land located off of Liberty Street in a one half acre zone into 2 lots on which 2 houses could be constructed sharing a common driveway. Essentially they wanted to know if the Board would approve a "paper street" which would give them enough frontage to develop two lots without having to build a full subdivision roadway. The parcel as it exists now has approximately 75 feet of frontage. Mr. Palmer and Mr. Werner said that to build a street conforming fully to Town standards would not be economically feasible. Therefore, they requested that the Board relax the standards for streets, so that a "private" driveway could be constructed to service the two houses. The Board told Mr. Werner and Mr. Palmer that it would consider their request over the next six weeks.

SUBDIVISIONS Mr. Starr of Demand Resources presented a red line plan for Jackson Drive involving construction of slightly higher grades than the originally approved grade. This revision will avoid blasting ledge. This plan was approved by the Town Engineer as the newly proposed grade will still be within a reasonable maximum of 4% for cul-de-sacs, The Board voted to approve the plan.

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

ANR The Planning Board voted to authorize Mr. Dufresne to sign ANR #2756.
MOVED by Mr. Weare, second by Mrs. Bayne, all in favor.

HEATHER HILL ESTATES

The Planning Board received a request from Colburn Engineering, Inc. to grant an extension on the Board's decision on the Heather Hill Estates definitive subdivision plan. The Board voted to grant this extension until November 20.

VOUCHERS

The following vouchers were approved for payment:

Zoning Workshop	\$37.00
Center for Urban Policy Research	\$ 8.50

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

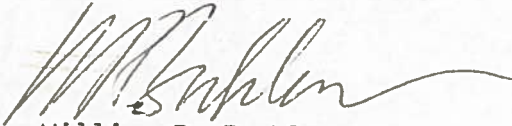
FLOODPLAIN PETITIONS

The Board voted to approve Mr. Dufresne's comments to the Board of Appeals on Mr. Waldo Lapham's petition for a special permit to improve an existing cart path in the floodplain and Mr. Dufresne's comments to the Board of Appeals on David Moulton's petition for a special permit to develop in the floodplain.

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

MEETING ADJOURNED 10:15 PM

Respectfully submitted,



William R. Becklean

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