

PLANNING BOARD MEETING – May 11, 2016

PRESENT: Mark Pease, Chairman; Robert Donnelly, Vice Chairman; Philip Greene; George Nangle; Elizabeth Ware, Community Development Director and Lisa Wagner, Recording Secretary

Chairman Pease opened the meeting at 7:00 p.m. in the Conference Room at Town Hall and the Pledge of Allegiance was recited.

MINUTES:

Meeting held on April 13, 2016: Mr. Donnelly motioned to approve. Mr. Nangle seconded. Motion passed unanimously.

Meeting held on April 27, 2016: Mr. Donnelly motioned to approve. Mr. Greene seconded. Motion passed unanimously

REORGANIZATION OF OFFICERS:

Chairman: Mr. Greene motioned to nominate Mark Pease. Mr. Donnelly seconded. There were no other nominations. Mr. Greene motioned to close nominations. Mr. Donnelly seconded. Motion passed unanimously. On the motion to elect Mark Pease as Chairman, motion passed unanimously.

Vice Chairman: Mr. Greene motioned to nominate Robert Donnelly. Mr. Nangle seconded. There were no other nominations. Mr. Greene motioned to close nominations. Mr. Nangle seconded. Motion passed unanimously. On the motion to elect Robert Donnelly as Vice Chairman, motion passed unanimously.

Clerk: Mr. Nangle motioned to nominate Phil Greene. Mr. Donnelly seconded. There were no other nominations. Mr. Donnelly motioned to close nominations. Mr. Nangle seconded. Motion passed unanimously. On the motion to elect Phil Greene as Clerk, motion passed unanimously.

Alternate Clerk: Mr. Nangle motioned to nominate Robert Donnelly. Mr. Greene seconded. There were no other nominations. Mr. Greene motioned to close nominations. Mr. Nangle seconded. Motion passed unanimously. On the motion to elect Robert Donnelly as Alternate Clerk, motion passed unanimously.

Stamper #1: Mr. Nangle motioned to nominate Phil Greene. Mr. Donnelly seconded. There were no other nominations. Mr. Donnelly motioned to close nominations. Mr. Nangle seconded. Motion passed unanimously. On the motion to elect Phil Greene as Stamper #1, motion passed unanimously.

Stamper #2: Mr. Greene motioned to nominate George Nangle. Mr. Donnelly seconded. There were no other nominations. Mr. Greene motioned to close nominations. Mr. Donnelly seconded.

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Motion passed unanimously. On the motion to elect George Nangle as Stamper #2, motion passed unanimously.

CPC Representative: Mr. Greene motioned to nominate Mark Pease. Mr. Donnelly seconded. There were no other nominations. Mr. Greene motioned to close nominations. Mr. Donnelly seconded. Motion passed unanimously. On the motion to elect Mark Pease as CPC Representative, motion passed unanimously.

Chairman Pease suggested the Board hold off nominating any members for the Economic Development Committee, NMCOG and the Zoning By-Law Committee until a 5th member is appointed. Mr. Greene motioned to nominate the remaining positions at a future meeting. Mr. Nangle seconded. Motion passed unanimously.

Chairman Pease took the following New Business out of order.

Summer Schedule

Mr. Donnelly motioned to schedule the summer meetings on June 22nd, July 27th and August 24th. Mr. Greene seconded. Motion passed unanimously.

15 PEABODY AVENUE/DAVID ROWLETT/SPECIAL PERMIT FOR A CHANGE OF USE (SIGN SHOP TO BUILDING TRADE SHOP)/PUBLIC HEARING:

Chairman Pease opened the hearing and read aloud the Legal Notice, which was advertised in the Lowell Sun on Wednesday, April 27, 2016 and again on Wednesday, May 4, 2016.

Chairman Pease stated Attorney Michael Fadden submitted a letter on behalf of the applicant, who requested to continue this hearing and read it into the record, as follows:

“Please let this letter serve as the applicant’s request to continue the public hearing of this matter from May 11, 2016 to the next regularly scheduled meeting of the Planning Board. My office has been made aware that, for circumstances beyond the control of any party, that a five member Board is not presently available to review and decide this application for a special permit. At this point in time, my client would request that this matter be submitted to review by a five member board. Please be advised that the Applicant grants to extend those statutory time frames in this matter to the extent of and in order to accommodate this continuance request.

Please advise if you believe the applicant’s appearance is required to discuss this continuance request with the membership of the Planning Board. Please do not hesitate to contact me at this office should have any questions in this regard.”

For those in attendance, Chairman Pease reviewed the special permit request for a change of use and noted these applications require a super majority vote of 4 out of the 5 members, however; at this time the Board only has 4 members, as a member was recently elected Selectman. An alternate can act on special permits, but the Board does not currently have anyone serving.

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Mr. Donnelly stated Attorney Fadden requested a continuance and motioned to continue this hearing to the May 25th meeting. Mr. Greene seconded. Motion passed unanimously.

Ms. Ware added that the abutters would not receive any additional notification and suggested contacting her directly with any technical questions. Furthermore, if a resident is unable to attend the May 25th meeting; a letter can be submitted to the Planning Board office that addresses their concerns and which can be read into the record.

**51 CHRISTOPHER DRIVE & 107 LEXINGTON ROAD/LORRAINE CARBONNEAU/
LOT LINE ADJUSTMENT PLAN (CON'T):**

Attorney Joseph Clermont appeared before the Board on behalf of the applicant Lorraine Carbonneau at 51 Christopher Drive who is seeking to obtain a small portion of land from Bruce Cote and Janice Dudevoir of 107 Lexington Road. The plan has been revised to address the review comments raised by the Engineering Department, which included improving the detail on the locus plan and reconfiguring of the lot line for the parcel shown as 209-B. Attorney Clermont added the lots meet the 40,000 square foot requirements of the Zoning By-Laws.

Ms. Ware noted the Town Engineer is satisfied with the revisions and she would recommend approval of the plan.

Mr. Greene motioned to approve the ANR plan. Mr. Nangle seconded. Motion passed unanimously.

ADJOURNMENT: Mr. Greene motioned to adjourn at 7:20 p.m. Mr. Nangle seconded. Motion passed unanimously.

THE DRACUT PLANNING BOARD



Mark Pease, Chairman



Robert Donnelly, Vice Chairman



Philip Greene



George Nangle