



Regular Meeting

Monday May 7, 2007

ATTENDANCE:

MEMBER	PRESENT(x)	ABSENT(X)
Neil Bagdis	x	
Julie Jacobson		
David L. Bennett	x	
Henry B. Stidsen, Jr.	x	
Pamela Vasil	x	

Other Attendees: Steven Balcewicz of BC Engineering & Survey, Inc., Richard Grensavitch, Debra Grensavitch, Kenneth Grensavitch, Robert Desrosiers, Srinivas Emani, Kenneth Johnson, Ship Leveillee, and Beverly Leveillee.

Neil Bagdis called the meeting to order at 7:02 p.m. April 9, 2007 minutes were approved with one correction on a motion by D.B., seconded by H.S. and approved unanimously. May 7, 2007 minutes were held for approval until the next meeting.

**ANR, Owner, Richard Grensavitch, O Laurel Street (Map 14, Lot 9)**

Richard Grensavitch, represented by Steven Balcewicz came before the board to create one new lot for the purpose of building a house for his son, Kenneth Grensavitch. Neil announced he would not partake in discussion of this matter because Kenneth Grensavitch worked for him in the past. Steven Balcewicz brought the plan before the Board, which already contains one lot, with the intention of creating an adjacent lot, with 125 ft of frontage and 1.9 acres under the 4.4.4. irregular lot factor. D.B. stated that it's not an irregular lot, which needs to have more than four sides. The lot needs 200 ft of frontage. S.B. asked if he created an additional lot line if they could meet approval with 125 ft of frontage. Richard Grensavitch stated that he had some restrictions to the changes he could make because he wishes to eventually create three additional lots from the remaining land. D.B. stated that he would need to come back with a revised plan for approval. The Board discussed changes that could be made within the plan in order for the lot to meet the zoning by-law.

Continued to Wednesday, July 11, 2007.

**Authorization and Reorganization of the Board**

The Board authorized signatures for the signing of Bill Warrants and other documents for the attending members. The Board was organized with Neil Bagdis as the chairman, Julie Jacobsen as the Vice Chairman, and Hank Stidsen as the Clerk on a motion by D.B., seconded by P.V., and approved unanimously.

**Letter for Authorization of transfer of Molumco Funds**

On a motion by D.B. and seconded by H.S., a letter to the Town Accountant and Town Treasurer was approved releasing the funds in the Molumco Escrow account to the General Fund of the Town.

**Other Business**

A list of Temporary Accessory Use Apartments was given to the Board Members for review. A letter from Mike Putnam regarding Highland Village was presented to the Board. The letter will be forwarded to Kevin Quinn, of Quinn Engineering. A Bill Warrant for the Central Mass Planning Committee was signed.

### **Muir Meadows**

Ed Blanchard had contacted Neil Bagdis to discuss the sub division. Ed Blanchard mentioned a Boulevard style road in order to get 12 houses on each side, as well as the open space option. There is no provision in the by lay about a Boulevard style road. They do not intend to Kevin Quinn will attend the next meeting to discuss various plans they may bring before the board.

### **Master Plan**

Charlie Blanchard came to discuss the Master Plan Steering Committee and ask the Board for their input at the meetings. There are several chapters that he wishes the Board to review, as well as the economic portion of the plan which is coming underway. C.B. said that small commercial businesses are being looked into such as restaurants, dry cleaners, and small shops. N.B. stated that a concern with a retail space is parking. C.B. mentioned a small commercial district with size limitations that would encourage use of existing buildings. D.B. stated that the question is not if there is a need, but the location and asked if it would make sense to have Central Mass Planning to designate an area for commercial use.

The next meeting was scheduled for Wednesday, June 11 at 7:00.

The meeting was adjourned at 8:07 on a motion by N.B. and approved unanimously.