



TOWN OF ABINGTON

PLANNING BOARD

TOWN HALL
500 GLINIEWICZ WAY
ABINGTON, MA 02351
781-982-0069

Abington Planning Board Meeting Minutes April 6, 2009

The Abington Planning Board held a meeting on Monday, April 6, 2009 at the Abington High School at 5:30 P.M. The members present were Chairman, Wayne Smith (WS), Vice Chairman, Tim Barry, (TB), Bruce Hughes, (BH), Jeff Rangel, (JR), and Bob Soper, (BS). Dan Crane, (DC), Town Planner and Michael Perrault, (MP), PMP Associates were also present.

CALL TO ORDER: The meeting was called to order at 5:30 P.M.

FORM A APPLICATIONS:

There were no Form A applications.

APPROVAL OF MINUTES:

Motion to approve the meeting minutes of March 2, 2009 by BH second TB voted, JR abstained.

CORRESPONDENCE:

WS reviewed the 3/20/09 letter from Kopleman & Paige in reference to the appeal of Rose Place.

DISCUSSION OF ROADWAY ACCEPTANCES AND BONDS:

DC advised the Board that on the Mass Planner's website there was a note from the Town of Dracut regarding the retention of surety when a roadway is accepted. The Town of Dracut holds 10% for one year to ensure that any problems that may arise with a new roadway can be fixed. He asks the Board to think about this.

Carl Djusberg addressed the Board regarding the acceptance of his roadway, Colburn Lane. PMP Associates has completed their final review and suggested the Board hold

\$250.00 per tree that was recently planted (7 trees). PMP Associates also pointed out that due to some work that was done there is an area that needs to be reseeded.

Carl Djusberg feels that he should not have to post any surety as he has done what the Board requested of him.

Motion to hold \$500.00 in surety to ensure the work on Colburn Lane is completed until August 6, 2009 by BH second TB voted.

Motion to release the surety being held (TriParte agreement) upon the acceptance of the roadway (Colburn Lane) at the Annual Town Meeting by BS second TB voted.

TOWN PLANNER REPORT:

DC advised the Board members that he would be working one day a week. He laid out several projects he will be working on. The first one is a list of foreclosed properties that can be used by various Town Departments.

DC also advised the Board that he will be compiling a list of vacant and available commercial space in the Town. This he hopes will aid anyone in search of a site for their commercial business.

DC advised the Board members that the Updated Master Plan has been printed and distributed. A copy has also been forwarded to the Town Manager electronically so it can be posted on the website.

DC also stated that the Town of Rockland is in the process of reviewing a zoning by law to regulate wind powered turbines or windmills. He has done some preliminary research and does not believe a windmill capable of generating enough power for a single family home would be appropriate for a residential area. DC stated the conditions may be different for a commercial building. He will do further research and get back to the Board.

SITE PLAN REVIEW LOT 334 BROCKTON AVE CON'T:

WS read a letter from Attorney Shawn Reilly dated 3/4/09 stating that his client is terminating the site plan process as he has a potential buyer for the property.

SITE PLAN REVIEW 706 BROCKTON AVE CON'T:

Carl Garvey, representing the applicant reviewed the PMP review letter dated 4/6/09 and stated he did not have any issues with their requirements for approval.

Motion to approve the site plan February 19, 2009 contingent upon the inclusion of and resolution of all outstanding items in the PMP Associates review letter dated 4/6/09 by JR second TB voted.

WS at the conclusion of the meeting read a proclamation from the Board to Tim Barry as this was his last meeting. All the Board members expressed their thanks for Tim's service to the Board and the Town.

Motion to adjourn at 6:30 P.M. by TB second JR voted.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Elizabeth Shea", written in black ink.

Elizabeth Shea

Recording Secretary