

Approved April 12, 2006

**Minutes of Regular Meeting  
March 22, 2006  
Town House 7:15**

Members in Attendance: Joseph “Charlie” Dolben, Chair, John D. Flynn, Melissa Reeves, Robert E. Majkut, Anthony Bongorni, Associate Member

Members Absent: Joseph Kruzal

Meeting opened at 7:25 pm.

**Minutes** – The minutes from March 8, 2006 were approved as amended. The vote was unanimous.

**Anthony and Wayne Paquette-** Anthony Paquette, 449 North Road, came before the Board with an ANR for North Road onto Hollow Road. John D. Flynn asked if it was steep up there and Paquette said it was not as steep as some of the driveways that are on other properties on this road. Flynn asked for the percent and Paquette was not sure of the measurements but would get them from the engineer. Paquette went on to explain it was in the R-6 district. The frontage is not a straight 200’ frontage, Paquette stated there is a turning radius involved.

Joseph Dolben asked if the Planning Board wanted to accept the definition of a turning radius. Dolben asked Paquette how he was going to measure the 200’.

Robert Majkut stated the driveway would need to be drawn in somewhere with the numbers to make sure this would be a buildable lot.

The Board asked Paquette to bring back the drawings with contour lines and the driveway drawn out on paper to see it can be done.

**Colony Hills Estates** – The Planning Board received a bill from Dave Martel for work done on the Colony Hills Estate project on Bennett Road. The Board directed the Clerk to mail the bill to Joseph Pacella for payment. The Board also directed the Clerk to pay the previous bill for Martel since the money has come in from Pacella.

**Lantern Lane-** The Board directed the Clerk to pay Lyman Wood the rest of the money in the escrow account to deplete the funds.

**Nora Kane-** Nora Kane and George Eliopoulos, 52 Somers Road, came before the Board to present an ANR. John Masuck, Ecotec Environmental, East Longmeadow, was also in attendance to present the ANR.

Musuck explained this is a straight forward ANR. The out building near the end of the property must be moved however. It is in an R-4 district.

Flynn stated before any building permit may be issued the shed must be moved.

Eliopoulos said it would be moved, it is going to be parallel with the barn. Flynn asked if it could be moved by June. Majkut said if it is not moved it will be illegal. Dolben asked

if it would be possible to move the shed by June 30, 2006. Eliopoulos said it would be no problem.

Flynn made a motion to sign the ANR with the condition the out building be moved by June 30, 2006 Majkut seconded it. The vote was unanimous to sign the ANR with the condition. Vote: Yes- Dolben, Flynn, Reeves and Majkut No- 0

**Scantic Meadows-** Reeves reported to the Board that she had spoken to Mr. Caffarelli. He said Ed Speight has been ill but is feeling better. They want to get going on the project by the end of April. Reeves said Tony da Cruz will have a summary list of work to be done to go out to Mr. Speight and Caffarelli before the end of March.

Cafarelli reported to Reeves, Donaghue no longer works for them so all inspections will be done by Caffarelli himself.

Reeves said she also spoke to Speight himself. He said he wanted to get going by the beginning of April. Speight will send a check for the escrow account next week.

Flynn would like to see something in writing stating no work shall commence until all items on summary list are complete. Reeves will draft a letter to go out tomorrow. The letter will be carbon copied to Tony da Cruz and Caffarelli.

**Steepleview** – Dr. Kamal Kalia, 101 Steepleview came into the office voicing concerns with a garage that is going to be built on Steepleview. It could violate the covenant. Kalia brought a copy of the covenant into the office. Dolben said the Planning Board does not enforce covenants.

Flynn asked what the garage will be used for. The Board will try and stay on top of this.

**Tall Pines-** The DEP brought up a question about the Public Water Supply.

Flynn said the Planning Board has done their part. Dolben said a few things are still needed such as homeowners association and an escrow account.

**Enforcement Officer** – The Selectmen are still exploring options for an Enforcement Officer.

Flynn made a motion to adjourn, Majkut seconded it. The vote was unanimous.

Meeting Adjourned 8:15

Submitted by: Jane M. Budynkiewicz, Clerk