

Approved April 27, 2006

**Minutes of Regular Meeting
April 12, 2006
Town House 7:00**

Members in Attendance: Joseph “Charlie” Dolben, Chair, Melissa Reeves, Robert E. Majkut, Joseph Kruzal

Members Absent: John D. Flynn, Anthony Bongorni, Associate Member

Meeting opened at 7:00 pm.

Minutes – The minutes of the Regular Meeting and the Public Hearing from March 22, 2006 were approved as written. The vote was unanimous.

ANR North Road- Anthony Paquette, 449 North Road, had come before the Board on March 22, 2006 with an ANR for North Road onto Hollow Road. The Board asked there be revisions made to the plan. 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. The request was honored and the Board reviewed the new drawings of the driveway and contour lines.

The contour for frontage on the property is shown to meet the 201’ required from the bylaw.

The Board felt the driveway is still an issue. It must be modified. The engineer, it appears is going by an old edition of the bylaws. A slope of no greater than 1% for the first 20 feet, a slope no more than 8% for the next 30 feet and a slope of no more than 15% for the remainder. The plan shows the remainder of the driveway at a 20% slope not meeting the bylaw.

Joseph Dolben suggested he would call Paquette and if the Board agreed he would have Paquette fix the problem and Dolben would sign the mylar with the slope being the only problem with it. Melissa Reeves made the motion to allow Dolben to check the drawing for corrections and sign the mylar. Board voted unanimously in favor. The vote Yes- Dolben, Reeves, Kruzal and Majkut No- 0

Robin Warner – Robin Warner, Ridgeline and Hillside Chair, came back before the Board to make a request. She would like to ask the Smart Growth Committee to look at tightening up the Ridgeline and Hillside Bylaw. The change the Ridgeline Committee would like to see is the words “recommendation to the Building Inspector” changed somehow.

They would also like to look at other towns with similar bylaws and their definition of what down grade of the ridgeline is.

Warner cont.

Dolben is not sure that Smart Growth is the right vehicle. He stated they may want to approach the P.V.P.C. directly. The Planning Board could turn the hours allotted over to the Ridgeline Hillside Committee and then the Committee could bring it to Town Meeting in the fall for approval. Robert Majkut made a motion to turn the allotted hours over to Ridgeline and Hillside to change the wording of the bylaw. Reeves seconded it. The Board voted unanimously in favor. The vote: Yes- Dolben, Reeves, Majkut and Kruzel. No- 0

Reeves said she would call the P.V.P.C. to turn over the hours and get back to Warner with a contact name.

Warner stated there are two problems:

1. zoning enforcement is one issue.
2. signing off on building permits before everything is completed

The Ridgeline Committee would like to go to the Selectmen with a letter for the Building Inspector asking that no building permits above 600' be issued until the applicant applies to Ridgeline and Hillside for review. Dolben asked a draft of the letter be brought to the Planning Board first. Warner agreed.

Mike Tajerha- Mike Tajerha came before the Board looking for information regarding 500 Main Street. His plan would be to turn half of the building into a pizza establishment. The other side of the building is the Daily Mart. Tajerha would like to have four booths inside. The Board explained the problem is in the parking area. They must follow the bylaws. According to the bylaws the way the driveway is setup now there does not appear to be enough room for a restaurant. Bylaw 7.5411.11 states Restaurants and places serving food and/or beverage: One (1) space for each and every three (3) seats. There are also requirements for employees. The other half of the building also will need parking spaces. The Board suggested Tajerha go over the bylaws and come back with a drawn out plan of how it can be done.

Tajerha thanked the Board for their time.

Colony Hills Estates- The Board is just waiting the for the check to clear to pay Dave Martel, Town Counsel.

Scantic Meadows – Reeves explained to the Board Ed Speight called the office asking when to do compaction tests. Reeves called Tony da Cruz, Town Engineer and he said the testing could be when they replace the manholes. They must also test the sub base.

A letter was given to the Board written from Tighe and Bond as a check list for Mr. Speight for the project.

Tall Pines – The Board received a copy of a letter to the Board of Health from the Department of Environmental Protection regarding a public water supply.

Pipeline Safety - Dolben requested the Clerk give it to the Selectmen for the Emergency Management Team.

Howlett Hill- Majkut reported to the Board he met with the Board of Selectmen on limb clearing. The telephone poles are installed on Howlett Hill Road and they will be stringing the lines soon.

Majkut stated there may still be an issue on the property. The brush piles are about fifteen (15) feet high. The town is still allowing the Markhams to cut trees along the roadway and the river.

Herbert property – Dolben will call Don Schmidt at the State to question the moving of the property lines at 290 Bennett Road without the approval of the Planning Board. Moving lines was done to correct a problem for 1975, it appears. It was registered at the Registry of Deeds.

Index- The Clerk put page numbers on the index but asked the Board to look it over and see what they think before give out the information to anyone.

Kruzel made a motion to adjourn. Reeves seconded it. The vote was unanimous to adjourn
Vote: Yes- Kruzel, Dolben, Reeves and Majkut No-0

Meeting adjourned: 8:15

Submitted by: Jane M. Budynkiewicz, Clerk