

Approved May 24, 2006

**Minutes of Regular Meeting  
May 10, 2006  
Town House 7:00**

**Members Present:** Joseph “Charlie” Dolben, Chair, John D. Flynn, Joseph Kruzal and Laurie Niles

**Absent Members:** Robert Majkut and Anthony Bongiorno, Associate Member

**Minutes:** The minutes from April 27, 2006 were tabled until the next meeting.

**New Member** – The Board welcomed the newest member Laurie Niles.

**ANR** – Susan Alston, 236 Mill Road left a plan for endorsement. After looking at the plan and finding it meets all requirements John Flynn made a motion to endorse the plan. Joseph Kruzal seconded it. The Board voted it was unanimous to have Joseph Dolben sign the plan. Vote: Yes- Niles, Flynn, Kruzal and Dolben No- 0

**Mike Tajerha** – Mike Tajerha came before the Board for information on the building that houses the Daily Mart on Main Street. He would like to lease half of the building for a pizza shop. He had been to the Board before as what he would need. The Board told him for starters he would have to come back with a parking plan.

Tajerha came back with a plan for fifteen (15) spaces. John Flynn asked if there were water facilities in that side of the building. Tajerha answered there are.

Dolben said the minimum amount of spaces needed for both sides of the building would be approximately twenty four (24) spaces without doing the full calculation. Dolben told Tajerha he must do his homework and figure out how many spaces would be needed for his business. It is his responsibly to prove the plan could work.

Flynn explained the process Tajerha should expect to go through. From the Planning Board he must go through a Special Permit process. The building is with the two hundred (200) feet of the river which mean it must go through the Conservation Commission. Tajerha would also have to check with the Board of Health Inspector for the process they would need. It is very different from Springfield, here we have septic systems.

Dolben said he did not think Tajerha would get out of it without hiring an engineer.

Gary Weiner, Ecotec Environmental suggested asking the Realtor about the septic and making that person do the leg work.

Dolben said Tajarha must solve the parking and without any new construction. He must also call the Board of Health Agent.

**ANR** – Gary Weiner came to the Board with an ANR for Tall Pines. This plan created lot C and lot 1A. This was signed by the Planning Board but never filed at the Registry of Deeds.

Weiner would like to go back to the original plan and now just create lot C. The Board reviewed the plan and stated it meets all the bylaws.

Flynn asked how the shed is coming and Weiner stated nothing can be done until it is moved.

John Flynn made a motion to endorse the plan and Joseph Kruzel seconded it. The vote was unanimous to endorse the plan. Vote: Yes- Kruzel, Dolben, Niles and Flynn. No- 0

Weiner explained he would be coming back to the Board probably at the next meeting to create thirty eight (38) single lots five (5) by five (5). That was the solution to the problem for the Natural Heritage situation. The houses will not be on separate lots but the wells will be deeded to each unit. These will be non-buildable lots.

**PURD** – Paul Gagliarducci wrote a letter to the Planning Board suggesting a new amendment for the PURD. It reads “In order to provide housing for individuals age 55 and older, each household must have at least one resident member age 55 or older and every resident member must be age 25 or older”

Mike Hyland brought a paper entitled House.....No. 3189 discussing the age limits in a PURD. The Board will ask Don Schmidt with the state to review and the document and speak on it.

**Colony Hills Estates** – There was a question e-mailed to the Board regarding dead-end road length. The Clerk wrote back saying the dead end road length in a subdivision is fifteen hundred (1500) feet.

**Scantic Meadow** – A bill came in from Tighe and Bond for engineering services rendered. The Clerk was told to pay the bill.

**Election of Officers** – Tabled until a full Board is present.

**Letter of Resignation** – John D. Flynn gave his letter of resignation. Neil Flynn expressed an interest in being part of the Board. The Selectmen and Board would jointly appoint a member until the next elections. Then the person would have to run to fill the remainder of the term.

Also resigning is the Clerk: she will stay on as long as possible until someone fills the position.

Joseph Kruzel made a motion to adjourn, Laurie Niles seconded it. The vote was unanimous to adjourn

Adjourned: 8:25

Submitted by: Jane M. Budynkiewicz, Clerk