

Approved 7/26/06

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

Members Present: Joseph “Charlie” Dolben, Chair, Joseph Kruzel, Laurie Niles and Cornelius “Neil” Flynn

Absent Members: Robert E. Majkut and Anthony Bongiorno, Associate Member

Minutes: The minutes from June 14, 2006 Regular and June 19, 2006 Special Meetings were accepted as written.

John D. Flynn- John reported to the Board he had spoken to Robert Majkut. Majkut told Flynn he would be back at work by September at best. He is still having short term memory loss. He is in Health South in Ludlow.

Tall Pines – A check was received in the mail today from BB Holdings for the Tall Pines Escrow Account. The outstanding amount to Dave Martel, Town Counsel, can be now paid. Joseph Dolben reported he had spoken to Michael Cimmino. They are close to solving all the issues with the State.

Gary Weiner, Ecotec Environmental, East Longmeadow, submitted an ANR for the water supply on the property. The ANR would create a well lot for each well with an easement. On the plan is stated each lot is not a building lot. BB Holdings has no outstanding debt to the Town as reported by Eva Wiseman, Tax Collector.

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

Vote: Yes – Kruzel, Dolben, Niles and Flynn No- 0

Michael Greenwood – Michael Greenwood, 55 Circleview Drive came before the Board looking for approval on a Home Occupation, Home Contractor. Greenwood explained his business would consist of blown in insulation, installing windows and doors and installing heating to homes.

Dolben stated he lives in an R-4 district and asked if he would need some kind of an outbuilding. Greenwood answered no he would be working out of a van, as he does now.

Kruzel asked if he would be working out of his garage. Greenwood said no, he does not have a garage.

Dolben stated the only problem with this type of business as a home occupation is it usually expands over time. Greenwood said that would be a good problem.

Greenwood was asked by Dolben if he has any employees and his reply was no.

Michael Greenwood cont. – The Board all agreed Greenwood met the criteria for the Home Occupation. He thanked the Board for their time.

Colony Hills Estates – There is no update at this time.

Scantic Meadows – Dolben will draft a letter to Mr. Speight on a few issues. First there seems to be no issue with the gas. Second the funds in the escrow account are almost depleted from the constant inspection of the work done by the contractor and engineer.

The bill from Tighe and Bond for inspection work will be submitted tomorrow, this will leave the escrow account very low.

James Kibbe Gravel Pit – Jim Kibbe owner of Kibbe Gravel Pit, 229 Somers Road was present to request an extension of his Special Permit for gravel removal. This year the average for truck activity was one and one half trucks per week. Mr. Kibbe's brother will mow the hay this year, if it ever stops raining. Niles made the motion to make a favorable recommendation to the Board of Appeals for extension. Second came from Kruzel. The vote was unanimously in favor (4-0) Yes: Dolben, Kruzel, Niles and Flynn. No: 0

Howlett Hill - There is no update at this time.

Community Preservation Committee Representative – Dolben asked for any volunteers for this Committee. After some discussion Kruzel nominated Flynn for this spot. Niles seconded the nomination. The vote was unanimous.

Vote: Yes – Kruzel, Dolben and Niles No- 0

South Road – Dolben explained to the Board this property is in the Selectmen's hands at this point. The packet explains this is a right of first refusal to the Town.

Clerk Position – The Board had an applicant come in for the Clerk's position. Kathleen Foster submitted her resume for the job. She explained she grew up in Hampden before moving to Exeter, N.H. She is now married and back in Hampden.

Dolben stated she has very broad experience. Her resume was very impressive; she has a lot of experience with the computer as well as with the public. The Board discussed her resume.

Dolben asked if the Board had any questions. Kruzel explained the position consisted of approximately 16 ½ hours and the Board would like those hours in the office and asked if that would be a problem. Foster said her schedule is very flexible and it would be no problem. She asked if the night meetings came out of those hours and Kruzel answered yes. Kruzel also mentioned most of the offices in the Town Hall are closed on Fridays and could the hours be put in the other days, Foster stated it would be no problem.

Dolben asked if the Board had any other questions and the reply was no. Dolben told Foster the Board must review both applicant and get back to her. She thanked the Board for their time.

Clerk Position cont. – After much discussion the Board made its decision and Dolben will let both applicants know.

Mark Feeney – Mark Feeney, Building Inspector had come to the Board regarding a grandfathered issue. Dolben is still waiting for Don Schmidt from the State to get back to him.

Zoning Bylaw Index – The Board told the Clerk to give out the Zoning Bylaws Index for people to use and to improve upon.

The motion was made by Kruzel to adjourn, Niles seconded it. The vote was unanimous to adjourn.

Meeting adjourned: 8:20 pm

Submitted by: Jane M. Budynekiewicz, Clerk