

Approved 9/27/06

**Minutes of Regular Meeting
August 23, 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 – Joseph Kruzel motioned to accept the minutes as read, Laurie Niles seconded.

Bills – Payroll for Planning Board Clerk was signed.
Tighe & Bond bill signed.

Meeting was opened by Joseph Dolben and William Leslie was invited to present early.

7:05 p.m. – William Leslie/401 North Road –Mr. Leslie presented the ANR, a check covering the \$50.00 application fee, a mylar, and three copies of the map. His plans are to change the property from two lots into three lots, one on either side of the existing house. Each property would be 3.0 acres or more, and have 200 ft. or more of frontage on North Road. Mr. Dolben asked Mr. Leslie if his intent was to sell it off for building lots. Mr. Leslie stated that his intent was to sell but keep it undeveloped for now, as it was a beautiful area. Joe Kruzel stated that the property would be owned in common for two years and explained what that would mean. There were no other questions or comments from the Board members. Mr. Kruzel made a motion to accept, Laurie Niles seconded, vote was unanimous. Mr. Dolben signed all copies of the maps.

Wording for legal ad/King map – wording for legal ad provided. Mr. Dolben requested wording for the warrant article. Kathleen Foster, clerk, will review information and work on with Mr. Dolben. *It was decided that the Public Hearing would be scheduled on September 27th, not September 20th.*

Duane Mosier informed the Board that including the Storm Water Bylaw in the Public Hearing was for educational purposes only at this time. Mr. Kruzel asked if a presentation would need to be made. There was some discussion and it was determined that the Advisory Committee should be educated first and time taken to properly prepare, so the Storm Water Bylaw will not be included.

Tall Pines – update is expected soon

Colony Hills Estates (Shadow Wood) – remains under review by Fish & Wildlife

Scantic Meadows – Mr. Dolben stated that Ed Speight will be providing more funds (received 8/24) for escrow account. Project is moving slowly related to recent problems with the roadway sub-base.

Howlett Hill – no update (Mr. Kruzel reported that Bob was back in the hospital)

Valley Vision – a meeting with the Planning Board and Board of Selectmen was requested by PVPC. A decision was made to schedule this meeting on September 27th, to follow the Public Hearing.

Mr. Dolben presented a copy of the letter and all attachments from PVPC regarding the status of the community's Open Space and Recreation Plan to the Board members and Mr. Mosier. Mr. Mosier will review and identify appropriate person to handle issue.

Mr. Kruzel made a motion to adjourn, Ms. Niles seconded. Vote was unanimous and meeting was adjourned at 8:00 p.m.

Mr. Dolben asked the Board members to reconvene, as he had a letter of recommendation he had written at the request of Tighe & Bond to be reviewed. The letter was reviewed by the Board members who were in agreement to its content and the letter will be mailed by the clerk.

Mr. Kruzel again made a motion to adjourn, Ms. Niles seconded. Vote was unanimous.

Submitted by: Kathleen Foster, Clerk