

Approved 10/11/2006

**Minutes of Regular Meeting  
September 27, 2006  
Town House 8:00**

**Members Present:** Joseph “Charlie” Dolben, Chair, Robert E. Majkut, Laurie Niles, Anthony Bongiorno, Associate Member

**Absent Members:** Joseph Kruzel and Cornelius “Neil” Flynn

**Board of Selectmen in attendance:** Duane Mosier, Chair, John D. Flynn, Richard Green

**Kane Map/ANR:** The Kane plot plan was reviewed by the Board of Selectmen as well as the Planning Board and discussion followed with regard to wetlands, zoning/business, and access by emergency vehicles as it would require going into CT to reach any building on property. The emergency access was a serious concern. Mr. Majkut mentioned that the owner should be able to receive services if paying taxes to the town. Richard Green stated that there is a fee arrangement for mutual aid with Somers. Joseph Dolben stated that the map/ANR meets requirements and asked for a motion to approve. Laurie Niles asked if the ANR was for the MA land only or the entire parcel, and the lot lines were reviewed. Robert Majkut made a motion to approve, Laurie Niles seconded. Vote was unanimous with Yes votes - Dolben, Niles, Majkut, Bongiorno, No votes - 0

**Valley Vision:** The Board of Selectmen and Planning Board met jointly to discuss the Valley Vision Project as requested by PVPC in a letter from Eric Twarog, Senior Planner of PVPC, dated August 8, 2006.

The discussion began with Duane Mosier informing those present that a vote was necessary to provide or withdraw support for the Valley Vision Project as set forth by the Valley Vision 2 Planning booklet which had been reviewed by members of both boards. Charles Dolben reviewed the letter which accompanied the Valley Vision 2 booklet. Following discussion about the proposals for land planning by Valley Vision, and problems that may be encountered such as sewer issues, it was clear that although the town could support some of the parts, it would be a struggle to support the entire proposed plan.

Richard Green stated that there were parts that the town could support and be willing to work on with more specifics, and it would be beneficial to the town but that blanket support was inappropriate. Mr. Green made a motion not to sign support for the Valley Vision Project at this time. John D. Flynn seconded it. The vote was unanimous with Yes votes – Green, Flynn, Mosier, Dolben, Niles, Bongiorno / No votes – 0

**Minutes** – Motion to approve minutes from 8/23 made by Anthony Bongiorno, Laurie Niles seconded, vote was unanimous.

There was one amendment to minutes from 9/13 requested. Motion to approve as amended made by Mr. Bongiorno, Ms. Niles seconded, vote was unanimous.

**Bills** – Payment was approved for Payroll for Planning Board Clerk

**Review of Dickinson Map:** Mr. Dolben will follow up on the discrepancy in map measurements between the Assessor's map and the map provided by the Registry of Deeds.

**Tall Pines:** no update

**Colony Hills Estates (Shadow Wood):** no update

**Scantic Meadows:** Mr. Dolben informed Board members of the recent incident that has taken place. The paving was completed without proper approval. The contractor for the developer had contacted Tighe & Bond to inform them they would be paving the next morning. Tighe & Bond sent an engineer to the site to observe who noticed problems related to recent rainfall which included sticks that had fallen onto roadway, and rocks that came up from ground. It was determined that the base was not in condition to be paved. The paving was completed despite the agreement that the roadway was not ready for paving. Full reports of this incident are pending.

There was some discussion of responsibility for the road, and that once the Covenant is converted to a Bond it enables the town to finish road construction and also becomes the Town's liability.

**Howlett Hill:** no update

**Other:** Mr. Dolben reviewed the Ottery Group letter regarding the communications tower with Board members, and stated that Kathleen Foster, clerk, had sent out a letter in response.

Mr. Dolben asked for a motion to adjourn regular meeting as there was no further discussion. Mr. Bongiorno made a motion to adjourn, Ms. Niles seconded.

Next meeting is October 11<sup>th</sup>.

Submitted by: Kathleen Foster, Clerk