

Approved 10/25/2006

**Minutes of Regular Meeting  
October 11, 2006  
Town House 7:00**

**Members Present:** Joseph “Charlie” Dolben, Chair, Laurie Niles, Joseph Kruzal, Cornelius “Neil” Flynn, Anthony Bongiorni, Associate Member

**Absent Members:** Robert E. Majkut

**7:00 p.m. Hampden Sign:** Tony and Denise Panetta were present to propose the addition of a temporary storage unit to their property located at 112 East Longmeadow Road, for their tenant, Claude Bisson. Mr. Panetta explained to the Board that Mr. Bisson, who rents ½ of the second floor of Hampden Sign, will be extending into the other half of the second floor and would also like to transfer his stored supplies to a storage unit on the property. Mr. Bisson will be purchasing this storage unit and it will be removed from the property at such time that Mr. Bisson completes or terminates his rental agreement at this location.

A drawing of the property showing locations of the current building and driveways was reviewed. Questions were raised as to the size of the storage container, what types of supplies would be stored there, and whether it would have a sign on it. Mr. Panetta’s estimate on the size was approximately 40’ x 10’ although he was not sure exactly which container Mr. Bisson wanted. Mr. Panetta had already been to see Mark Feeney, who sent him to the Planning Board, as well as his abutters, who did not have a problem with the container being added to the property. After some discussion from the Board, Mr. Panetta agreed there would be no sign on the container, and that there would be no liquids such as oils or hazardous materials stored in container. Mr. and Mrs. Panetta thanked the Board.

There may be future discussion on this particular request as there did not seem to be a specific bylaw pertaining to this issue.

**96 South Road:** Mr. Tim Smith presented a Mylar and three plot plans to the Board, explaining that he would like to subdivide his lot in order to deed a portion of the land to his daughter to build a house. The property would have 200’ frontage as required, 1.5 acres in total. There were no concerns regarding this plan.

Joseph Kruzal made a motion to approve, Laurie Niles seconded. All Board members were in favor and motion was approved.

**Minutes** – Motion to approve Public Hearing minutes from 9/27 made by Laurie Niles, seconded by Cornelius Flynn. Vote was unanimous.

A Motion to approve regular meeting minutes from 9/27 was made by Ms. Niles, seconded by Mr. Flynn. Vote was unanimous.

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

**Tall Pines:** no update – the primary issue holding up the project is with the Endangered Species group, according to John D. Flynn

**Colony Hills Estates (Shadow Wood):** no update – being reviewed by Conservation Committee/Endangered Species

**Scantic Meadows:** Reviewed letter from Civil Engineering regarding the issue with the continuation of the road being paved after an inspection determined that the road was not ready for paving and a meeting with Tighe & Bond was requested before paving could continue. The request was denied by Gleason Paving and NETCO, and the road was paved. Verification has since been made that the amount of mix used for paving was ok, but the underlying road was not.

**Howlett Hill:** A letter from David Martel was reviewed which informed the Town of its options pertaining to maintenance of this road.

**South Ridge Estates:** The Board was informed that an evaluation showed that the road was developed properly; damage is related to water and pressure placed on the road by large vehicles. Also there had been a concern that there was a potential extension of the cul-de-sac, when it is apparently another lot being developed at the end of the cul-de-sac. It was again stated that the cul-de-sac cannot be extended.

**Warrant Article inquiry:** A request was made by the Board of Selectmen for the Planning Board to make a determination of where the Inclusionary Zoning Bylaw should be placed into the Bylaws. After some discussion, it was determined that it would be added after the FROSD, in a new section numbered 7.16.

It was also noted that the Planning Board should have their position on the Warrant Articles. Charles Dolben asked the Board if they would like to vote immediately on their positions relating to the four Warrant Articles, the King Map, FROSD, Right-to-Farm, and Inclusionary Zoning. The Board voted:

King Map – Recommended approval, motion by Joseph Kruzel, second by Laurie Niles. Vote was unanimous.

FROSD – A favorable recommendation, motion was made by Mr. Kruzel, Ms. Niles seconded. Vote was unanimous.

Right-to-Farm – Approval was recommended, motion made by Mr. Kruzel, seconded by Ms. Niles. Vote was unanimous.

Inclusionary Zoning – There would be no action taken on this. Motion made by Mr. Kruzel, seconded by Ms. Niles. Vote was unanimous.

A motion to adjourn the meeting was made by Mr. Neil Flynn, seconded by Mr. Kruzel, all in favor.

Next meeting is October 25th.

*Special Town Meeting October 30<sup>th</sup>*

Submitted by: Kathleen Foster, Clerk