

Approved 11/8/2006

**Minutes of Regular Meeting
October 25, 2006
Town House 7:00**

Members Present: Joseph “Charlie” Dolben, Chair, Laurie Niles, Joseph Kruzel

Absent Members: Robert E. Majkut, Cornelius “Neil” Flynn, Anthony Bongiorno, Associate Member

Minutes – A Motion to approve regular meeting minutes from October 11th was made by Laurie Niles, seconded by Joseph Kruzel. Vote was unanimous.

Bills – Approved payroll for Planning Board Clerk

Meeting came to order at 7:05 p.m.

Lot 25/B. Leaning Property: Mr. Comeau, an abutter to this property, came to talk with the Board about requirements necessary before any building can take place. As an abutter, there is expected concern of how the abutting property could be affected by the building process. Mr. Comeau was informed that the site is currently in the process of being reviewed by the Ridgeline & Hillside Committee, and has been reviewed by the Conservation Committee. The property owner has septic/well work ready to take place, which is on hold awaiting review by Ridgeline & Hillside. It was also stated that Ridgeline & Hillside will oversee the excavation of the property.

547 Main Street/Timothy & Rosemary Renn: Mr. and Mrs. Renn would like to combine two parcels of land into one lot. Mylar and three copies of plot plans were signed following a review of the plan and some discussion. Mr. Renn came by to pick up the signed Mylar.

Tall Pines: Mr. Ken Schmidt stopped in to inquire about the progress of Tall Pines, stating that according to the Realtor he had been in contact with, all permits were in place and work would begin next week. This was news to the Planning Board. Joseph Dolben stated he would check with the engineer, and Mr. Schmidt would be notified of any information by Kathleen Foster, Planning Board Clerk, next week.

Colony Hills Estates (Shadow Wood): no update

Scantic Meadows: A well application has been received and approved for the first lot on the left. The letter from Mr. Speight's attorney was reviewed and there was some discussion about the actual condition of the road at the time of paving. The Planning Board would review options that would protect the Town should there be any problems after the Town accepts the road.

Howlett Hill: no update

South Road/Kibbe property inquiry: Mr. Frydryk of Sherman & Frydryk Land Surveying and Engineering inquired on behalf of the property owner if the Planning Board could review/approve common driveway plans separately from an ANR approval of the property line plans in order for the property owner to avoid the expense of the property line survey. The Planning Board looked over the map showing lots #4 and #6. They agreed to look at a conceptual plan showing driveway, placement of 2 houses, to provide some input, but that it would NOT constitute approval.

PVPC/Valley Vision 2: In response to an email from Eric Twarog asking if the Planning Board would be interested in further discussion of the Valley Vision 2 Memorandum of Agreement in order to fully understand the implications of signing the MOA. Endorsement of the MOA does not mean the Town is required to adopt some or all of the strategies. The Planning Board stated that they would discuss this with the Selectmen. Ms. Foster would notify Mr. Twarog.

A motion to adjourn the meeting was made by Mr. Kruzel, seconded by Ms. Niles, all were in favor.

Next meeting is November 8th.

Submitted by: Kathleen Foster, Clerk