

Approved 12/06/06

**Minutes of Regular Meeting
November 8, 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 accept meeting minutes from 10/25/06 was made by Joseph Kruzel, seconded by Laurie Niles. Vote was unanimous to accept the minutes.

Bills – Approved payroll for Planning Board Clerk. Two Tighe & Bond bills are due; Charlie will get in touch with Ed Speight regarding account balance.

7:15 Mr. Frydryk/South Road property plan: Mr. Donald Frydryk represented Mr. William Pepin regarding a parcel of land on South Road, map 3, lots #4 and #6. Mr. Pepin is considering purchasing the property and creating two estate lots. There is the possibility to do a land swap of a portion that falls between the two parcels with an abutter in order for Mr. Pepin to have two 60’ frontage lots. Mr. Frydryk asked if a Special Permit would be necessary for the estate lots or common drive, and was it possible to get the Special Permit without getting the entire parcel surveyed to save some of the expense.

There was discussion about the length of the driveway, as it would be approximately 2000’, with 600’ common driveway to the point of the driveway to the first house. Mr. Frydryk stated that they had given thought to drainage swales, as well as the slope of the driveway, and wanted to know about the procedure. He understood that any comments from the Board did not constitute approval. Mr. Dolben stated that technically the lot gets created first, a Special Permit would need to be granted to make it build-able, and the design of the driveway would be addressed to identify any problems. The Board discussed contacting Ridgeline & Hillside Committee as well, and explained that the committee would review for erosion control and prevention of clear cutting. It was suggested that the Ridgeline & Hillside Committee be contacted first and Mr. Dolben stated that this committee was designed to accommodate building, but also minimize the impact of building. Mr. Dolben also suggested meeting with the Fire Chief regarding the driveway design due to the length and slope. Fire trucks must be able to turn around. Frydryk was appreciative of the input from the Planning Board and would be contacting both the Ridgeline & Hillside Committee as well as the Fire Chief.

7:45 Peter Hatch/Hampden Fire Chief: Chief Peter Hatch attended the meeting to bring a proposal before the Planning Board to add an item to the Town Bylaws. He is

7:45 cont'd: requesting that a water suppression system be required for subdivisions or adult community housing. He presented plans he received from Wilbraham showing three 10,000 gallon tanks connected to one drafting site. Current Subdivision Rules and Regulations 5.7-2.a. states that a 10,000 gallon tank is required, but Chief Hatch would like to see that increased to 30,000 gallons. He stated that in the event of a fire, with the Hampden Fire Dept truck, plus assistance from other towns, the additional 30,000 gallons should be enough. Mr. Dolben stated that it would make sense to increase the amount in the regulations for FROSD and PURDS.

There was further discussion and agreement that the changes could be made to the regulations to increase the water tank capacity to 30,000 gallons.

Mr. Hatch continued with an explanation that this system would be monitored monthly, and town would accept to own it after one year. There was further discussion of who would maintain it, the Town, or the property owners/association. The Planning Board Clerk will contact the Wilbraham Fire Dept. for more information on the tanks so it can be discussed by the Planning Board in more depth at the Dec 6th meeting.

8:00 p.m. Bill Leslie 401 North Road: Mr. Leslie came before the Board with a revised plan for the division of lots at 401 North Road. A lot line will be moved on a portion of the property where the springhouse is so that it remains within the portion of the property that the Leslie's home is currently on. The members of the Planning Board reviewed the plan with Mr. Leslie. Mr. Kruzel made a motion to accept the revision, Ms. Niles seconded it. The vote was unanimous to accept the revision.

Tall Pines: no new information on this project.

Colony Hills Estates (Shadow Wood): no update (there may be an issue relating to endangered species).

Scantic Meadows: Documents provided by Tighe & Bond, Civil Engineering relating to meeting on November 6 were reviewed. A probable construction cost of \$167,000 was provided by Tighe & Bond to assist in the determination of a bond amount. Mr. Dolben will be contacting Mr. Speight to discuss this further, as well as Tighe & Bond invoices due.

Howlett Hill: no update

Other: Charlie will be attending the Dept. Head Budget meeting on November 9th.

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

Next meeting is December 6th.

Submitted by: Kathleen Foster, Clerk