

Approved 3/14/2007

**Minutes of Regular Meeting  
February 28, 2007  
Town House 7:50**

**Members Present:** Joseph Kruzel, Laurie Niles, Neil Flynn, Robert E. Majkut, Anthony Bongiorno, Associate Member

**Members Absent:** Charlie Dolben, Chair

**Bills** – Approved payroll for Planning Board Clerk.

**Ridgeline & Hillside:** There was continued discussion of the South Road property owned by James Kibbe, being sold to William Pepin. Robin Warner, Ridgeline & Hillside Committee Chair reported that there was nothing staked at South Rd/Pepin property which made making recommendations from the site review more difficult. The potential property owner has not filed with the Conservation Committee, and because of wetland/streams on the property they should. The Planning Board clerk will contact the engineer regarding this. Bonnie Geromini stated that in the past it was discussed that any building on that site should be placed down from the ridge. The Ridgeline & Hillside Committee is working on a down gradient plan to be sure there is a clear understanding of the Ridgeline & Hillside Bylaws in the future. Joseph Kruzel stated that there were several issues to be reviewed in this case over the next few weeks before they make their decision at the March 14<sup>th</sup> meeting. Mr. Majkut requested that the Planning Board look into other lands where issues have not been enforced, as it seems that some are being enforced and some are not. Mr. Kruzel said it could be looked into.

**South Ridge:** Laurie Niles recused herself from this portion of the meeting. Russ Morton went over the letter from Sherman & Frydryk, as well as the driveway maintenance agreement. He showed the Planning Board members where changes have been made on the plans for the common driveway regarding drainage swales, and turning radius. He feels he has complied with all requests of the Planning Board. Mr. Kruzel said there was one concern with the actual maintenance of the structure of the common driveway, ongoing as well as years down the road and would like to see that the owners understand what their responsibilities are. Mr. Morton stated he could add another clause and would provide a copy for the next meeting. Mr. Kruzel also recommended an inspection by Tony de Cruz of Tighe & Bond before the Planning Board will have resolved their concerns with the common driveway. Mr. Morton will attend the next Planning Board meeting on March 14<sup>th</sup>.

**Tall Pines:** A brief discussion took place regarding the right-of-way change, and the revision showing original location. The Tighe & Bond letter will be reviewed and discussed at the next meeting.

**42 North Monson Road:** The Special Permit application for a Home Occupation was reviewed, as well as the Home Occupation Bylaws. The application states that there is more than one employee. Only one employee is allowed under the Home Occupation Bylaw. There will be further discussion at next meeting.

**Mr. John Matthew's** letter has been reviewed and taken under advisement. It will be discussed further at the next meeting.

**Public Hearing** for Town Meeting is scheduled for March 28<sup>th</sup>. Still in the process of writing Public Notice, waiting for confirmed wording for warrant articles.

**142 South Road:** Mr. Smith has been in contact with Ms. Laurie Niles, and he is looking for approval of his museum from the Planning Board. The Planning Board can approve as a museum but will need a representative or engineer to show his intent, plans for property. Ms. Niles will continue to work with Mr. Smith on this.

**The minutes** from January 24<sup>th</sup> and February 14<sup>th</sup> were reviewed. Ms. Niles made a motion to accept the minutes from January 24<sup>th</sup>, Neil Flynn seconded. All were in favor to accept the minutes.

Anthony Bongiorno made a motion to accept the minutes from Public Hearing on February 14<sup>th</sup>, Mr. Flynn seconded. All were in favor to accept the minutes.

Mr. Flynn made a motion to accept the minutes from the regular meeting on February 14<sup>th</sup>, Ms. Niles seconded. All were in favor to accept the minutes.

All other documents and mail were reviewed, with no further discussion.

A motion to adjourn the meeting was made by Mr. Majkut, seconded by Ms. Niles, vote was unanimous to adjourn.

Submitted by: Kathleen Foster, Clerk