

Approved 3/28/2007

**Minutes of Regular Meeting  
March 14, 2007  
Town House 7:00**

**Members Present:** Charlie Dolben, Chair, Joseph Kruzal, Laurie Niles, Neil Flynn, Anthony Bongiorno, Associate Member

**Members Absent:** Robert E. Majkut

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

**South Road/Pepin decision:** The Planning Board first reviewed the report from Tony da Cruz of Tighe & Bond. Mr. da Cruz determined that there would be no negative impacts of the existing South Road drainage system based on his review of the drainage report submitted by Sherman & Frydryk.

Charlie Dolben informed the Planning Board members and others present of the concerns from the Fire Chief which included the turning radius, grade, and turn-around area at house for emergency vehicles. It was concluded that the turning radius would be 75' which is greater than necessary. There was also a plan to have an area large enough for a fire truck to turn around at the house.

Keith Terry of Sherman & Frydryk went over the plans to show where placement of the house was proposed and the reasons for that placement were discussed. Due to the terrain of this piece of property, there are limited flat areas; two were chosen for building sites. William Pepin described to the Planning Board the steps he and his wife have been taking to become as knowledgeable as possible on their options in order to build a home that fits into the environment. Mr. Pepin stated that they recently attended a homebuilders show to explore options, concentrating on exterior materials that are natural such as stone or stone composites, roofing that has a camouflaging effect, ivy, etc.

Joe Kruzal addressed the maintenance of stormwater system/driveway maintenance as discussed at the previous meeting. Mr. Pepin said it will be a part of the covenant/deed. Mr. Terry said it was also addressed in the drainage report.

The Planning Board determined that approval would contain conditions that would be available to the building inspector prior to issuance of a building permit.

Mr. Kruzal made a motion to approve the special permit with conditions to include driveway accessibility for fire trucks and other emergency vehicles; a common driveway and drainage maintenance covenant would be in place; and where possible, materials would be selected to minimize visual impact of dwellings, as well as landscaping used to screen primary building. Laurie Niles seconded the motion. The vote was unanimous with 5 yes votes, 0 no votes.

**South Ridge:** Todd Pelletier was present to ask the Planning Board about the status of the common driveway issue, and some explanation of how this came about. Mr. Dolben explained that the original plan for the common driveway was approved but Mr. Morton ran into ledge and a change in plan was necessary. The Town understands the change was necessary but the concern is that the drainage work properly. Mr. Kruzel stated that the driveway maintenance covenant should cover proper maintenance, yearly inspections, cleaning plan.

Mr. Morton was unavailable for this meeting and due to circumstances there was question about how the common driveway project would continue. Mr. Pelletier would take a look at the common driveway maintenance agreement, and talk with his attorney about changes/addendums to include a person responsible. Mr. Dolben offered to provide a sample for him to review. There was also discussion about steps to take now such as silt fencing and hay bale placement to protect the catch basin. It had been reported by Dana Pixley that the catch basin was full of silt.

Mr. Pelletier presented an ANR document brought to him by Mr. Morton the previous day for his signature. The ANR was for the proposed revised right-of-way and driveway easement. Mr. Pelletier wanted to have his lawyer look it over and he would sign it and return to the Planning Board. Mr. Dolben stated that there would not be a fee on the easement.

**Letter/John Matthews:** The Planning Board determined that the issue with home occupation process is that many people are not going through the process; they are not applying for home occupation approval. Currently the home occupations that are operating illegally are coming to the forefront due to recent enforcement.

**42 North Monson Road:** The Planning Board determined that there will be no action taken at this time as it appears not to conform to the Zoning Bylaws 7.121.3 and 7.121.6. A letter will be drafted and sent to Mr. Lomascolo to clarify his plan as far as how he would like to proceed.

**Tall Pines:** The Planning Board reviewed the letter from Mr. da Cruz of Tighe & Bond after his review of this issue and reviewed the most recent plan provided by Gary Weiner of Ecotec and it was determined that another hearing was not necessary to rule on the changes showing the right-of-way (to Turnberg property) in its original placement.

There was further discussion about current status of the Tall Pines project. Members of the Planning Board thought that trees/barriers would be placed along project to protect the adjoining properties on Stony Hill Road. Mr. Dolben will check with Gary Weiner to re-cap that discussion. This will be tabled for further discussion.

**Scantic Meadows:** Clerk has not heard from Mr. Speight, she has informed him of the Tighe & Bond inspection invoice and the legal services bill for discussions relating to the covenant.

**142 South Road:** There has been no recent contact from Mr. Smith

**Haluch/33 and 39 Isaac Bradway Road:** The Planning Board received copy of cease and desist letters sent to property owners.

**The minutes** from February 28<sup>th</sup> were reviewed.

Ms. Niles made a motion to accept the minutes from the regular meeting, Mr. Kruzel seconded. Vote was unanimous.

Mr. Kruzel made a motion to accept the minutes of the Public Hearing continuation with amended closing. Ms. Niles seconded. Vote was unanimous.

**Public Hearing scheduled for March 28<sup>th</sup>.**

No other discussion. Review of mail folder was tabled for next meeting.

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

Submitted by: Kathleen Foster, Clerk