

Approved 4/11/2007

**Minutes of Regular Meeting
March 28, 2007
Town House 7:00**

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

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

31 Commercial Drive/Robert Reen – Mr. Reen, accompanied by Steven Ferraro, presented his business plan to purchase and sell automobiles at 31 Commercial Drive, which is attached to 29 Commercial Drive owned by Mr. Ferraro and currently operating as a car sales business. There would be no in-house service, service is contracted out. He would like to have the ability to display up to ten cars on the premises at any given time. Joe Kruzel inquired as to the number of employees. Mr. Reen stated that he would be the only employee.

Mr. Ferraro explained to the Planning Board that he has been in business for about twenty years, owns both 29-31 Commercial Drive, and has an existing permit to sell cars. Concerns of the Planning Board were that although the businesses are the same type there would be expansion of activity on the site. The Planning Board would like to research the current permit to see if there were limitations on amount of cars allowed on the premises. There may have to be an appeal to the ZBA. Mr. Breen was asked to call the Planning Board Clerk the following week for any new information that would determine the next step. Mr. Reen and Mr. Ferraro thanked the Board for their time.

33 Isaac Bradway Road/Ed Haluch: Mr. Haluch and his son Shawn were present to speak to the Planning Board about the letter received from the building inspector requesting that Mr. Haluch cease current activities on the premises. Mr. Haluch explained that he has lived in town for thirteen years, has helped a lot of his neighbors and has only received complaints on an ongoing basis from one neighbor. The Planning Board informed him that in order to conduct business at his home it requires a permit. IT was further noted that no equipment or process should be conducted on the premises. Shawn Haluch informed the Board that the processing of wood is very occasional, maybe once every 2 weeks or month. The Haluchs' stated that they would work at specified times and build a fence as a sound barrier if it was requested that they do so.

Mr. Dolben explained the two levels of home occupation, and that the operation of a home business in a separate building requires a public hearing. Mr. Dolben stated that he would speak with the Building Inspector about site plan review. It was requested that Mr. Haluch call the Planning Board office the following week for further information.

South Ridge: Laurie Niles recused herself. Mr. Russ Morton and daughter Sara Weichselbaumer were present to discuss the common driveway plan. Ms. Weichselbaumer informed the Planning Board that there is now an addendum to the driveway maintenance agreement, which has been faxed to Todd Pelletier and will be provided to the Planning Board with signatures the following morning.

The plan showing the revision to a portion of the easement was reviewed by the Board members present. The Board discussed whether the easement in any way affected Ms. Niles, as a resident of South Ridge Road. Due to the fact that it did not affect Ms. Niles, she returned to the meeting in order to have a quorum to vote on the ANR. Ms. Niles was then informed that the vote was for the proposed revision of the driveway easement. Mr. Kruzel made a motion to endorse the change in the easement to include the sliver of drainage system shown on plan. Ms. Niles seconded, and the vote was unanimous. Mr. Dolben signed the Mylar and two copies of the plan. Ms. Weichselbaumer inquired if this meant that the electrical and plumbing inspections could now take place - Mr. Dolben stated that he would inform the Board of Selectmen this decision of the Planning Board.

42 North Monson Road: The Planning Board reviewed a copy of a letter from Mr. John Matthews to the Building Inspector addressing ongoing activity at 42 North Monson Road which abuts his property. A letter was sent to Mr. Lomascolo from the Planning Board informing him that his submitted plan does not conform to the Home Occupation Bylaws and a public hearing would be necessary to continue. There has been no reply from Mr. Lomascolo.

Letter from PVPC: The Planning Board will review the letter re: free technical assistance on expedited permitting being made available to PVPC cities and towns in the current year. The Board will discuss further at next meeting.

Town Accountant letter reviewed re: changes to the payroll and billing process.

Bills – Approved/signed payroll for Planning Board Clerk and Reminder invoice.

Scantic Meadows: Letter from Attorney Fratar on behalf of Ed Speight, requesting an extension to August 1, 2008 for the completion of Field Road and Pine Hill Road. After review by the Planning Board, Mr. Kruzel made a motion to approve the extension, Ms. Niles seconded, and vote was unanimous to approve the extension to August 1, 2008.

Conservation Commission submittal/South Rd-Pepin – Reviewed documents, discussed plan presented to Board and signed by Board; re-stated that the Planning Board approval was not for the site of the house, only for the common driveway.

The minutes of the March 14th regular meeting were reviewed. Mr. Kruzel made a motion to accept the minutes from the regular meeting, Ms. Niles seconded. Vote was unanimous.

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

Submitted by: Kathleen Foster, Clerk