

Approved 5/9/2007

**Minutes of Regular Meeting
April 25, 2007
Town House 7:00**

Members Present: Joseph Kruzel, Laurie Niles, Neil Flynn

Members Absent: Charlie Dolben, Chair, Robert E. Majkut, Anthony Bongiorno, Associate

Barbara Flebotte representing Thomas Valentine South Monson Road ANR – Ms. Flebotte presented plans for the creation of 3 lots on South Monson Road, numbered 14, 15, and 301. Members of the Planning Board reviewed the plan and measurements of lot lines. A motion was made to endorse the plan by Neil Flynn, seconded by Laurie Niles. All members were in favor. The mylar, linen, and 3 blue line copies were signed by all members present, as the Planning Board Chair was not in attendance.

A member of the public inquired of future plans on the remaining acres of the Valentine property, located between and behind the lots currently being sold. Ms. Flebotte did not disclose any future plans for the remaining property.

Susan Phillips/Ames Road - Ms. Phillips presented a plot plan showing properties owned on Ames Road, and explained plans for creating 3-4 lots on an approx. 25 acre parcel. The main questions were related to a common driveway which would serve two homes. The Planning Board informed Ms. Phillips there was a limit of 600' for the common driveway before it would split to the 2 locations, as well as the required radius and turn-around area for fire trucks. The property has been reviewed by the Conservation Committee and wetlands have been delineated. Mr. Fredericks, who has an interest in the property was present and discussed his research in regards to building a bridge over a brook. He noted that an environmental study would be done in order to determine bridge requirements. Mr. Joseph Kruzel informed Ms. Phillips that a Special Permit was required for a common driveway and she should present engineers layout of lots, she should also contact the Conservation Commission and the Ridgeline and Hillside Committee prior to presentation to the Planning Board for Special Permit.

Joseph Ouellette/16 Stony Hill Road – Home Occupation Admin. Review– Mr. Ouellette was present and explained to the Planning Board that he had obtained a permit for the shed on his property and has started the process to request a variance for the carport. The Planning Board determined that the home occupation fits in with the Zoning Bylaw requirements, but would like notification that the zoning violations described by the Building Inspector have been corrected. They will make a decision at the next meeting of the Planning Board. Mr. Ouellette's continued home occupation review was placed on the agenda for the May 9th meeting at 7:00 pm.

Joseph Hickson/134 Thresher Road – Mr. Hickson came to the Planning Board to discuss what his options were for selling his house as well as a lot abutting it that has 150' frontage and is filed as a building lot. The lot was one of six 150' frontage lots, five of which currently have houses on them. This particular lot had a foundation at one time but was not finished. He is trying to determine if the lot is still a buildable lot because it was created prior to the zoning change to 200' frontage. The Planning Board will need to obtain and review more information in order to make a determination as the lots may be considered owned in common. Mr. Hickson said that the Building Inspector would be looking into the situation as well.

Pepin R&H Application – Reviewed, no comments. The Planning Board will review the findings after the Ridgeline & Hillside completes their site visit scheduled for April 29th.

Rankins102 South Road/ Drainage Proposal – Mr. Rankins created a drawing showing how he plans to drain groundwater from his house to the storm drain on South Road. This plan was provided to the Planning Board as an approved request by the Board of Selectmen; Mr. Kruzal would like to look into this further.

Chris Fontaine/Accessory Bldg special permit inquiry – The Planning Board was informed by the clerk that Mr. Fontaine had called following his meeting with the Building Inspector about a special permit required for an accessory building as it would be more than ½ the size of the main building on the property. A review of Mr. Fontaine's plan will be placed on the agenda for the next meeting on May 9th. The clerk will inform him that a plan showing placement, setbacks would be necessary for the Planning Board to review and make a decision.

Scantic Meadows – Review of Second Amendment to Development – The Planning Board reviewed the Second Amendment Document and would also like to have it reviewed by Town Counsel before moving forward.

Public Hearing Date for Haluch – will be scheduled for May 23

Minutes of the April 11th meeting were reviewed. Mr. Flynn made a motion to accept the minutes, Ms. Niles seconded. All were in favor to accept the minutes as written.

The clerk's payroll voucher was approved and signed.

Reviewed Conservation Commission Minutes

Mail was reviewed

There was no further discussion. Ms. Niles made a motion to adjourn, Mr. Flynn seconded, and vote was unanimous to adjourn.

Submitted by Kathleen Foster, Clerk