

Approved 7/25/2007

**Minutes of Regular Meeting
July 11, 2007
Town House**

Members Present: Charlie Dolben, Chair, Laurie Niles, Neil Flynn, John Matthews, Joseph Kruzel, Anthony Bongiorno, Associate

Members Absent: None

Associate Member re-appointment – The Regular meeting was opened briefly for administrative purposes prior to the Public Hearing, to vote to re-appoint Anthony Bongiorno as Associate Member. The Board of Selectmen was present; each board had a quorum. Mr. Kruzel made a motion to re-appoint Mr. Bongiorno as Associate Member, John Matthews seconded, all members of were in favor.

Susan and York Phillips/Ames Road – The Phillips' addressed changes to their plan of land. They will be pursuing the creation of 1 ANR, and 3 estate lots, with a common driveway serving the 3 lots. Joseph Dolben informed them that there is a limit of 2 estate lots. They will look at their options and research the possibility of 2 estate lots and 2 ANRs. Ecotech and Pioneer Environmental will be working on the plans to cross the brook to access the lots. Gary Weiner has already walked the property, still needs to do a topography study. Susan Phillips will inform the Planning Board when they are ready to move forward on the project.

Sherry Himmelstein/Minnechaug Land Trust – Ms. Himmelstein presented the Board with plans for the 76 acre Kibbe parcel purchased by the Minnechaug Land Trust. They plan on selling a 10 acre parcel with the remainder of the land restricted. The formal plans will be presented at the next meeting, July 25th.

Mr. William Baxter/Mountain Road/193 Mountain Road – Mr. Baxter came in with a plan prepared by Paul Smith which showed areas suitable for building on the back part of his property. There are wetland areas, including a spring that may hinder building in a certain location. Mr. Baxter was inquiring about getting a variance, and was informed by the Board that it would be difficult to show hardship since he already has a home on, and use of, the land. Mr. Baxter will take another look at suitable locations for building.

Water Suppression Tank – Mr. Kruzel informed the Board that he had spoken with tank installers and it seemed that a concrete tank would be more feasible, although can be a higher cost.

Water Suppression Tank continued– An underground vent pipe and access pipe would be necessary. Initial filling of the tank would be the responsibility of the PURD developer. It was noted that the Fire Chief preferred a 30,000 gallon tank over a 10,000 gallon tank. A 30,000 gallon tank would be placed in a centralized area of a subdivision. The maintenance and refill responsibility would belong to the association. There was an issue of public safety – if in a subdivision, would the Town have to take on those expenses. Mr. Dolben asked the Board to consider adding the tank as a requirement to the Subdivision Rules & Regulations.

Zoning Map - The clerk informed the Board that the Zoning Map could be placed on the website and asked if they would like that to be set up. The Board agreed that it would be prudent to have the zoning map accessible to the public. The clerk will let the appropriate parties know so it may be added to website.

The clerk's payroll voucher was corrected to approved and signed.

Minutes of the June 27th Public Hearing and regular meeting were reviewed. An amendment was made to the Public Hearing minutes. Mr. Kruzel made a motion to accept the Public Hearing minutes as amended. Ms. Niles seconded. All were in favor to accept the minutes as amended. Mr. Matthews made a motion to accept the Regular Meeting minutes. Mr. Kruzel seconded. All were in favor to accept the minutes.

No Mail to be reviewed

Joseph Kruzel made a motion to adjourn, Mr. Matthews seconded, all in favor to adjourn.

Submitted by Kathleen Foster, Clerk