

Approved 8/8/2007

**Minutes of Regular Meeting
July 25, 2007
Town House**

Members Present: Laurie Niles, Neil Flynn, John Matthews, Joseph Kruzel

Members Absent: Charlie Dolben, Chair, Anthony Bongiorni, Associate

Alan Fritz, Home Occupation Sole Proprietorship/Administrative Review – Mr. Fritz explained to the Planning Board that he registered his consulting business with the Town and was informed of the need for an Administrative Review by the Planning Board. He will be working as a technical consultant, with no other employees, and his work only conducted at a client's property not at his home office.

Joseph Kruzel asked for a favorable recommendation of Mr. Fritz home occupation as it followed all guidelines according to the Town Bylaws for a home occupation. John Matthews made a motion, Cornelius Flynn seconded and all members were in favor.

Haluch Public Hearing – There was a brief discussion about the sound research still to be conducted at the property before a decision can be made. Planning Board is researching third parties who would conduct the sound readings.

Dan O'Brien/Minnechaug Land Trust – Dan O'Brien from Smith Associates 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. Mr. O'Brien explained that there is language included that the 10 acre lot cannot be subdivided.

The Planning Board reviewed the plan of land. John Matthews made a motion to accept the ANR, Laurie Niles seconded, and all were in favor. In the absence of the Chair, Joseph Dolben, all board members signed the Mylar and copies of the plan of land.

Dan O'Brien/Mink Farm, Somers, CT – Mr. O'Brien of Smith Associates presented the Board with a plan of land for Mink Farm in Somers, CT being developed as a subdivision. The property cuts into Hampden in 3 areas which consist of triangular pieces of land at the back of the properties. The intention is to extend the subdivision lot lines into Hampden to create a larger lot since those parcels that are in Hampden are not buildable as they have no frontage.

The Board discussed tax implications, and stated that those lots must state that the area in Hampden is not a buildable area. The homeowners cannot build into that area of the property.

Dan O'Brien/Mink Farm, Somers, CT continued - Mr. O'Brien inquired if there could be wording added to the plan of land to state that, as the Planning Board wants the potential owner to know up front what is allowable on their property. The Board said yes, and Mr. O'Brien stated that he would be willing to add language and will provide it to the Board for review prior to returning to next meeting to complete the ANR process.

Applicant for clerk position – Deb House met with the Planning Board, and her resume was reviewed. There was a discussion of her qualifications and interest in the clerk position. The Board members thanked her for her application and would inform her of their decision.

Water Suppression Tank – No new information

The clerk's payroll voucher was approved and signed.

Minutes of the July 11th Public Hearing Continuation were reviewed - An amendment was made to the Public Hearing minutes. Cornelius Flynn made a motion to accept the Public Hearing minutes as amended. Ms. Niles seconded. All were in favor to accept the Public Hearing minutes as amended.

Minutes of the July 11th Public Hearing were reviewed - Cornelius Flynn made a motion to accept the regular minutes. Ms. Niles seconded. All were in favor to accept the regular minutes.

Other items were reviewed without further discussion.

Planning Board Clerk Applicant - The clerk inquired if the Planning Board would be voting on the position of Planning Board Clerk, or would be tabling it for the next meeting. The Board felt they could discuss and vote before the close of the meeting. John Matthews made a motion to recommend applicant Deb House for the clerk position. Ms. Niles seconded, and all Board members were in favor.

Mr. Flynn made a motion to adjourn, Ms. Niles seconded, all in favor to adjourn.

Submitted by Kathleen Foster, Clerk