

Approved 8/22/07

**Minutes of Regular Meeting
August 8, 2007
Town House**

Meeting called to order: 7:01pm

Members Present: Charlie Dolben, Chair, Laurie Niles, Neil Flynn and John Matthews.
Joseph Kruzel arrived at 7:58pm.

Members Absent: Anthony Bongiorno, Associate

Minutes of the July 25th Public Hearing and regular meeting were reviewed. Mr. Matthews made a motion to accept the regular meeting minutes as read. Ms. Niles seconded. All in favor and so voted 4-0. Mr. Matthews made a motion to accept the Public Hearing minutes as read. Ms. Niles seconded. All in favor and so voted 4-0.

Bills - Clerk's payroll voucher was approved and signed.

Dan O'Brien/Mink Farm, Somers, CT – Dan O'Brien brought in a plan of land with specific wording added per the request of the Board at the last meeting on July 25th. This will be recorded with the deed. The majority of the land is in Somers, CT but would extend into Hampden. The Board wants the potential owner to know up front what is allowable on their property.

James Kibbe/Gravel Pit Renewal, 229 Somers Road – Mr. Kibbe came in to the meeting to mark his plan of land and show the Board where he will be working this year. He will have to go before the Zoning Board of Appeals for a special permit extension. Mr. Flynn recommended approval of the special permit extension. Mr. Matthews seconded. All in favor and so voted 4-0. A letter will be sent to the Zoning Board of Appeals for Mr. Kibbe.

Request for information on 1 Country Club Drive – The property at 1 Country Club Drive is for sale. An abutter was questioning whether or not the property could be divided. Her concern is that the property in question is behind her property. The Board briefly reviewed the property. The abutter did not come to the meeting.

Judy Jackson Reimbursement – Mrs. Jackson supplied three hours of clerical help to Attorney McEwan’s staff and is looking for reimbursement for her time. The Town also needs to be reimbursed for the copies made. Mr. Dolben would like this to be taken up with the Selectmen.

Ms. Niles Resignation – Ms. Niles handed in her resignation effective August 8, 2007. The Board took her resignation under advisement.

Mr. Matthews made a motion (7:58pm) to continue the regular meeting after the public hearing for Mr. Frangie. Mr. Flynn seconded. All in favor and so voted 5-0.

The regular meeting was reconvened at 8:24pm.

Haluch Home Occupation – Mr. Dolben clarified that the public hearing had been closed on July 11, 2007. The Board cannot take anymore information from the public regarding this situation. The Board reviewed section 7.121 of the bylaws. Conditions 2, 4, 5 and 6 still need to be addressed. Mr. Dolben will draft the terms of the special permit. The special permit would expire in two years and be renewable subject to a public hearing and Board review. Mr. Haluch will have the option to appeal the terms of the special permit. There will be a 20 day appeal time and then there will be 30 days to adhere to any open conditions. At the end of 30 days, the building inspector will go out to the property and review. If credible complaints are received about the property, the building commissioner would order a sound test to be paid for by Mr. Haluch. Mr. Dolben will speak with the building inspector. Discussion will continue at the next meeting on August 22, 2007.

Water Suppression System – No new information

Other Items – Reviewed without further discussion

Mr. Kruzel made a motion to adjourn at 9:05pm. Mr. Matthews seconded. All in favor and so voted 5-0.

Submitted by Deborah House, Clerk