

Approved 9/26/07

**Minutes of Regular Meeting  
September 12, 2007  
Town House**

Meeting called to order: 7:03pm.

**Members Present:** Charlie Dolben, Chair, Joe Kruzel, Neil Flynn, and John Matthews.

**Members Absent:** Anthony Bongiorno, Associate.

**Minutes of the August 22<sup>nd</sup> regular meeting were reviewed.** Mr. Kruzel made a motion to approve the minutes as presented. Mr. Matthews seconded. The vote was approved unanimously.

**Bills** - The clerk's payroll voucher was approved and signed.

The invoice from the Mass Federation of Planning & Appeals Boards for the annual fee was approved and signed.

**Ridgeline and Hillside Discussion** – Mr. Matthews opened the discussion by asking the Board what they would like to see come out of the Ridgeline & Hillside committee. Mr. Dolben felt that the way the committee was working was fine but he was open to any changes or suggestions that Mr. Matthews would like to bring forward. Ridgeline & Hillside currently does site reviews and makes recommendations to the building inspector. Mr. Matthews has asked the building inspector to refer anyone who is looking to build at an elevation over 600' and a slope of 15% or greater for 200' to Ridgeline & Hillside first. He has set up a meeting for Tuesday, September 18<sup>th</sup>, to meet with the current Ridgeline & Hillside members and discuss how often they would like to meet. He is trying to coordinate everything and make it work. Richard Patullo informed Mr. Matthews that he would need to be voted in as chairman by the members of the committee. The current members are Richard Patullo, Bonnie Geromini, John Matthews, Kathy Foster, Richard DeSanti and Robert Sheehan. Mr. Matthews and Mrs. Foster did a site review on the Chapin Road property last week. Mr. Flynn noted that the committee currently has no authority to enforce anything. It is all reviews and recommendations. They need to be able to be enforceable. Other problems brought up by Mr. Dolben were the forest cutting plans and the clearing of steep slopes. Lots are cleared then permits are requested after the fact. When slopes are cleared, erosion and runoff are a problem. Mr. Kruzel remarked that the bylaws are meant to prevent this from happening. Mr. Dolben stated that currently an issue is brought to the attention of the homeowner who is building, recommendations are given and improvements are made. Mr. Matthews finished up by stating that he just wanted to get some input and direction from the Planning Board. Mr. Dolben reemphasized that he was all for any improvements that Mr. Matthews would like to make.

**Deborah House/338 Bennett Rd/Home Occupation Review** – Mrs. House approached the Board for an administrative review of a mailing business that she does out of her home. The Board reviewed the bylaws for a home occupation with Mrs. House. She does not do any selling out of her home and does not have any employees, signs, outdoor equipment or generate traffic. Mr. Dolben felt that Mrs. House's situation fits the description of a home occupation. Mr. Kruzel made a motion to approve the home occupation as presented. Mr. Matthews seconded. The vote was approved unanimously.

**Water Suppression System** – Mr. Matthews informed the Board that Wilbraham has two options regarding a water suppression system for subdivisions. They are required to have either sprinkler systems in the homes or underground water tanks. Mr. Dolben asked what the parameters of the tanks were. Mr. Matthews stated that the length of the street would determine the number of tanks required. He also pointed out one downfall. If the street were eventually extended, no additional tanks would be required. The added cost to a home for a sprinkler system would be \$10,000-\$12,000. The homeowner would have to have a tank in the home for a water source. The building inspector is going to a seminar in Boston on water suppression so there will be more information to come. Mr. Matthews will also do some more research on the subject. Mr. Dolben feels that this is not a town meeting issue. A public hearing will be held. The water suppression system would pertain to subdivisions, PURDs and FROSDs.

**Covenant** – Mr. Dolben presented a copy his covenant to be used as a template for future issues. He will email a PDF to the Board members and the clerk will make copies.

**Zoning Board Meeting** – Mr. Matthews attended the last Zoning Board meeting. They would like the Planning Board to determine what a residence is. There is no definition in the bylaws. The home is where you reside. There was some discussion on the Ouellette special permit granted by the Board of Appeals for a carport that did not meet the setback requirements. Also, another issue that was brought up by the building inspector was that the Planning Board approved a plan for an addition that was more than half the size of the primary residence. This addition is now being used for a home occupation. The Board was told it was going to be used for storage of a boat. The building inspector felt that this situation should have gone to a public hearing. He would like to ensure that the Planning Board asks the intended use of the additions before approving them.

**Other Items** – Reviewed without further discussion

**Mail** - Reviewed

Mr. Kruzel made a motion to adjourn at 8:05pm. Mr. Flynn seconded. The motion was approved unanimously.

Submitted by Deborah House, Clerk

