

Approved 10/10/07

**Minutes of Regular Meeting  
September 26, 2007  
Town House**

Meeting called to order: 7:07pm.

**Members Present:** Joseph Kruzel, Neil Flynn, and John Matthews.

**Members Absent:** Charlie Dolben, Chair, Anthony Bongiorno, Associate.

**Minutes of the September 12<sup>th</sup> regular meeting were reviewed.** Mr. Flynn 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.

**Jacqueline and Michael Chapdelaine/37 Allen St. /Re-zoning Questions** – Mr. Chapdelaine's property on Allen Street is currently zoned R-4 and business. He would like to have the zoning changed so that the whole property is zoned for business. His house currently sits in the business zone portion. He has land in back which is zoned R-4. Mr. Kruzel asked Mr. Chapdelaine why he wanted all of his property zoned for business. Mr. Chapdelaine stated that he would like to do something profitable with his property. He has already looked into putting another house there, but it would be too costly. He would like to start a business. Mr. Chapdelaine said that he has spoken to his neighbors about his plans and they are fine with it. Mr. Matthews asked what kind of business was Mr. Chapdelaine thinking of. Mr. Chapdelaine said that it depends on what the town would allow. He was thinking of a possible mini storage facility. He would keep the tree line in front. Mr. Kruzel informed Mr. Chapdelaine that a zone change would require a public hearing, abutters would be notified, advertisements would be placed in the newspaper and the applicant would make a presentation of his plans to the participants. Mr. Flynn informed Mr. Chapdelaine that the request for a zoning change application could be found in the Town Clerk's office. Mr. Chapdelaine thanked the Board for their help.

**James Smith/234 & 244 Glendale Rd./Property Options** – Mr. Smith had some questions for the Board pertaining to future use of his property. He is thinking ahead to the future and is trying to research all of his options. Mr. Smith has two pieces of adjacent properties. He has land behind the existing two houses. There are some wetlands so it is not all buildable. He would have the ability to put one or two houses in back. Mr. Kruzel stated that 8 acres were needed for an estate lot and Mr. Smith has 12.5. The Board and Mr. Smith discussed different scenarios and options for his property. Mr. Smith asked how long a subdivision plan would be valid for. Mr. Kruzel thought that it was two years from acceptance but said that he would verify that and get back to Mr. Smith with an answer. Mr. Smith said that if he put a road in instead of a common driveway, he would bring it back about 10

**James Smith/234 & 244 Glendale Rd. Continued**

feet because of poor visibility. It is a safety issue caused by the contour of the land. Mr. Smith also asked how close a new roadway can be to an existing driveway. Mr. Matthews thought that the road would have to be 40 feet away from a driveway. Mr. Smith stated that he understands his options. The Board suggested that Gary Wiener would be able to help Mr. Smith sketch out his plans. Mr. Smith thanked the Board for their help.

**George Eliopoulos & Nora Kane/52 Somers Rd/Withdraw Proposal** – Last spring Mr. Eliopoulos and Mrs. Kane came before the Board with an ANR. They had planned to build a small home for their in-laws on the property. Due to Conservation issues with the river and pond, they could not do what they intended to do. It was not feasible for them to go ahead with their plans. Mr. Eliopoulos and Mrs. Kane came in to this meeting to withdraw their proposal and reestablish their original property line. Mr. Flynn asked if the changes were ever filed with the Registry of Deeds. Mrs. Kane said that they were not. Her property bill did show two parcels. Mrs. Kane spoke with the Assessor's office to straighten it out. Mr. Eliopoulos thought that the original plans would revert back automatically. Mr. Matthews suggested that the Assessor's office be sent a letter from the Planning Board stating that the property in question should not be divided. The Clerk will type up the letter and send it to the Assessors.

**Ridgeline & Hillside Discussion** – Mr. Matthews informed the Board that the Ridgeline & Hillside subcommittee has dissolved and has reverted back to the Planning Board. The only two active members, Dick Patullo and Bonnie Geromini, have resigned due to other commitments. Mr. Matthews said that he would not mind continuing the site visits. He also noted that in speaking with some of the former members, a lack of enforcement may also be a R&H issue. Mr. Flynn asked what enforcement was needed and are there situations that can be identified where suggestions were ignored. The Board would like to ask the former members of R&H to come to the next meeting to discuss the concerns and issues that they have. If they are resigning, a letter of resignation should be presented. The Clerk will ask the former R&H members to the next Planning Board meeting.

**National Grid/Lighttower Tower Removal Bond** – The Planning Board received a letter from Light Tower Wireless LLC, formerly National Grid, along with a reissued tower removal bond. The original bond under National Grid was cancelled and reissued under Light Tower Wireless LLC. The Board noticed that the address of the Hampden Landfill on the Bond was incorrect. Mr. Matthews suggested sending a letter back to Lighttower for an address correction. The Clerk will send a letter to Lighttower to inform them of the address error.

**Water Suppression System** – Mr. Kruzel suggested consulting the National Fire Codes to see what is recommended as far as size, maintenance...There is a cost to download the Codes. He suggested asking the Fire Chief if he has access to the Codes. Mr. Matthews stated that the Building Inspector will be attending a seminar on Thursday in Boston on this subject so more information will be forthcoming. Mr. Matthews has looked into other area towns. Only Wilbraham has this system. He will check into the surrounding Connecticut towns.

**Other Items** – The Town Clerk brought some zoning changes that have not been applied to the zoning maps to the Board's attention. The Board reviewed the three changes that were presented. The Board

**Other Items Continued**

will inquire as to the process of applying the changes to the maps. They will look into cleaning up lot lines and zoning boundaries. Mr. Kruzel would like to table this subject until the next meeting. Other items reviewed without further discussion.

**Mail** – A letter was received from the Board of Health regarding Mrs. Butova of 275 Chapin Rd. She would not be allowed to bake chicken or turkey pies for retail sale in her home because the BOH Agent stated that the food was potentially hazardous food.

Mr. Flynn made a motion to adjourn at 8:58pm. Mr. Matthews seconded. The motion was approved unanimously.

Submitted by Deborah House, Clerk