

**Minutes of Regular Meeting
March 23, 2005
Town House 8:40**

Members in Attendance: John D. Flynn, Chair, Joseph "Charlie" Dolben, Robert Majkut, Joseph Kruzel, and Melissa Reeves

Members Absent: Associate Member: Anthony Bongiorno

Meeting Opened 8:40

Minutes- The minutes from the Regular Meeting March 9, 2005 were approved with the following changes: The first sets of drawings were approved by the Planning Board. The Conservation Commission approved the second set of drawings. Now the developer is waiting for the DEP then he will come back to the Planning Board with the second set of drawings.

The minutes for the Public Hearing Mary Lyons Case 2005-A were approved as written.

Bill for Clerical presented - \$679.20 leaving \$2042.20 in account. The bill was approved.

Scantic Meadows- Melissa Reeves reported the developer has not come to the Planning Board with plans. They are waiting for the Conservation Commission and DEP. They should wait and see if the DEP requires more changes before coming back to the Planning Board. Jane Santosuosso at the State reminded Reeves the Planning Board may re-open a hearing if there is substantial change. It is also fine to re-open a hearing if there is substantial information regarding the hearing. The only time it becomes difficult is when the subdivision has sold properties and there are mortgages involved. John Flynn explained to the Board the DEP did the site visit. Reeves said they are waiting for a reply from the DEP. She will check with Dan O'Brien to see if there are any new developments.

Flynn said if we get the report from the DEP and feel the Board has all the information the second week in May would be the earliest the hearing could be re-opened. Joseph Dolben does not understand how the Planning Board can re-open an approved subdivision hearing.

Dave Martel, Town Council received a letter from Speights lawyer regarding a covenant and easement.

Shadow Wood - Tighe and Bond, 324 Grove Street, Worcester, MA have received revised plans from Gary Weiner, 180 Denslow Road, East Longmeadow, MA. Peter

Hatch asked if it could be put into the bylaws that subdivisions would be required to install fire hydrants. Flynn will look into it.

Lantern Lane- It sounds like the Town of Wilbraham has ownership of Lantern Lane property. Flynn felt the Planning Board needs to withdraw its approval of the subdivision. No action is being taken at this time.

Water Supply Bylaw - Eva is checking into the original bylaw to see if there has been a typo error. She will inform the Board of her finding.

Meeting adjourned 9:10

Submitted by Jane M. Budynkiewicz