

Approved June 9, 2005

**Minutes of Regular Meeting
May 25, 2005
Town House 8:55**

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

Meeting Opened 8:55

Scantic Meadows - John Flynn opened the meeting with discussion. With the surety, it being a flat land subdivision, hay bales and with Tighe and Bond out there on a regular basis it should run smooth.

Joseph Kruzel felt an exclusive easement should be a question for Town Council. Anthony da Cruz, Tighe and Bond 324 Grove Street, Worcester, MA, felt with a twenty foot permanent easement, there should be another ten foot temporary construction easement added on. da Cruz is not sure of the legal description for that.

Kruzel asked if legally the Board could require a homeowners association to cover the cost of maintenance. da Cruz did not think that was possible. Reeves spoke to Don Schmidt at the State and he said if it is not in the Rules and Regulations the Board cannot require it. Reeves felt legally the Board cannot force the issue an association to take over the responsibility.

Flynn felt the Hearing was opened to go over the drainage changes. His question to the Board was will it be onerous on the Town more so than any other subdivision. This is a much better system. da Cruz said you are going to see more and more of these systems down the road in almost every new subdivision. This seems like a much better solution.

Flynn asked da Cruz if he was concerned with the percs not being witnessed. da Cruz felt it falls on the license of the person doing the test. Melissa Reeves felt the percs are consistent with the other percs that were witnessed.

Flynn spoke to people in other Towns and Speight comes with high recommendations. He is known as being top notch.

Kruzel felt the issue of securing the grates should be passed on to Dana Pixley as he is the one who has to deal with them.

Flynn asked where the sump grates are located. da Cruz stated they are in the yards. Flynn would prefer solid tops to those grates.

Kruzel asked about the emergency response team. da Cruz would not know but would bring it to the Fire Chief. Reeves went over a letter from the Conservation Commission with the concerns they have.

Flynn asked about the farm pond being affected by these systems. Will the pond increase in size and create more flooding to abutters. da Cruz felt just the opposite will happen. It should decrease in size. This will not however change the water table. The flooding in the basements is caused by ground water not surface water. These systems will not change the ground water.

Flynn felt amendments should be added to conditions already in place. He would like to see a ten foot temporary construction easement added to the present easement. That would be condition number twenty four providing Dana Pixley agrees. Reeves will check with Pixley. Reeves will write the decision with amendments. Flynn felt Dan O'Brien needs to get a letter from the Tenn. Gas Pipeline updated.

Reeves read the letter from Pat Cote to the Board.

Motion : Joseph Dolben

Second: Melissa Reeves

The Board voted five to zero (5-0) unanimously to approve the proposed changes to drainage plans for Scantic Meadows.

Yes Vote: John D. Flynn, Chair, Joseph "Charlie" Dolben, Robert Majkut, Joseph Kruzel, and Melissa Reeves, Associate Member, Anthony Bongiorno

No Vote: None

Shadow Wood – Joseph Dolben received a letter from Gary Weiner, Ecotec Environmental, 180 Denslow Road, East Longmeadow, requesting an extension for Shadow Wood Subdivision. The Board voted 5-0 to grant the extension for sixty (60) days extending it from June 17, 2005 to August 16, 2005.

PURD Fees – The Board voted and accepted changes to the fees for Definitive Plan Form C – After a Form B Set fees \$200 – Per lot \$45 and Without a Form B Set fees \$300- Per lot \$50

Expenses – The Board felt the Clerk should by office supplies and cartridges for printer.

Survey - Anthony Bongiorno will complete the survey request.

Election of Officers – Chair, Joseph Dolben, Vice Chair, Melissa Reeves, PVPC Commissioner, Robert Majkut, Alternate, Anthony Bongiorno, voted and approved.

Meeting adjourned 10:30

Submitted by Jane M. Budykiewicz, Clerk