

Approved July 6, 2005

**Minutes of Regular Meeting
June 9, 2005
Town House 8:30**

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

Members Absent: Joseph Kruzal, Associate Member, Anthony Bongiorno
Meeting Opened 8:30

Minutes: May 11, 2005 Regular Meeting - Amend Ridge- Motion to approve as amended- Melissa Reeves, Second John D. Flynn,
Vote- unanimous: Yes: Flynn, Reeves, Dolben, and Majkut No: 0

May 25, 2005 Regular Meeting – Amend Scantic Meadows Motion Charlie,
Second Melissa – Motion to approve as amended- John D. Flynn, Second Robert Majkut
Vote- unanimous: Yes: Flynn, Majkut, Reeves, and Dolben No: 0

May 25, 2005 Public Hearing- Motion to approve as written- John D. Flynn
Second Melissa Reeves
Vote- unanimous – Yes Flynn, Reeves, Dolben, and Majkut No: 0

Shadow Wood – Gary Weiner, Ecotec Environmental Associates, 180 Denslow Road, East Longmeadow, reported to the Board the plan for Shadow Wood was addressed and corrected as necessary. Weiner is working with Tighe and Bond, Town Engineers, 324 Grove Street, Worcester. Weiner referred to a letter dated May 24, 2005 in which three (3) minor issues were left to resolve all other issues have been worked out. Sight distance was approved on June 9, 2005 in the afternoon. The issue was resolved proving there was more than adequate site distance when coming out onto Bennett Road. Weiner asked the Board for approval for Shadow Wood. Robert Majkut recused himself and left the table as he had work dealings with Mr. Lemieux and was recused from the original hearing. Joseph Dolben explained that the Board had only three members with Majkut recusing himself. The Board had to have the same people that were at the original meeting. Joseph Kruzal was absent so this discussion had to be tabled until July 6, 2005 when all Board members should be present.

Rediker Software- Bryarly Lehmann, Bryarly Consulting, 3 Birch Hill Road, Suite 100, South Hadley, MA introduced herself, and stated she was representing Rediker Software. Lehmann explained there is a problem with the Rediker building, 2 Wilbraham Road. Currently the building stands thirty six and one half feet (36 ½') tall just tresses, no plywood or shingles or roof vents. The bylaw states buildings can be no taller than thirty five feet (35'). The original drawing shows the completed building at thirty six and one half feet (36 ½'). This fact was missed by everyone, some how. Dolben suggested Lehmann go to the Board of Appeals. He also felt Lehmann should go back to the Building Inspector. Dolben felt that is where the process should start at the Building Inspector. The Board agreed.

Scantic Meadows – The lawyer for Scantic Meadow had called the office with questions about the covenant. Melissa Reeves felt the lawyers should handle the covenant. The signed amendments can be picked up on June 23, 2005. Reeves will call the lawyer for Scantic Meadow and get things started.

Steepleview Escrow Account- The Board resolved the left over escrow account for Steepleview.

Motion to return the leftover escrow account money for Steepleview- Robert Majkut
Second- John D. Flynn

Vote: unanimous – Yes Flynn, Majkut, Reeves, and Dolben No 0

Sidewalk Committee – no update

CPC Representative – Motion to elect John D. Flynn for Community Preservation Committee- Melissa Reeves

Second- Joseph Dolben

Vote- unanimous – Yes: Flynn, Majkut, Reeves, and Dolben No -0

ANR Tall Pines – Tall Pines PURD on Allen Street had plans for and ANR. The plans add a lot X and released land to Chapdelaine on Allen Street.

Motion to accept ANR as shown – John D. Flynn

Second – Robert Majkut

Vote- unanimous Yes: Majkut, Reeves, Flynn and Dolben

Tall Pines PURD Allen Street- Reeves felt with the long stretch of road many things could go wrong. Flynn felt this road has the least amount of impact on the neighbors. Majkut felt the impact to Allen Street from the Sun and Fun access won't be bad. Reeves likes the shorter road and looking ahead to making it more definitive. Dolben's recommendation is to table the discussion and refer it to the Town Engineer for his recommendation. The Board is looking for a way to waive it and still making it consistent with the bylaw. Dolben feels the Stony Hill easement is still most preferable. Reeves

asked about sidewalks. Flynn felt the Board should go along with the developer on this issue he has a feel for what the market is asking for. Reeves question the traffic study. Majkut felt it should be consistent. Flynn felt the Environmental Impact Study should fall in the Conservation Commissions requests and the Traffic Study should be requested by the Planning Board.

Motion to adjourn – Joseph Dolben

Second- Robert Majkut

Vote – unanimous Yes: Dolben, Flynn, Reeves and Majkut No: 0

Adjourned 10:10

Submitted by Jane M. Budykiewicz, Clerk