

Approved July 27, 2005

**Minutes of Public Hearing
July 6, 2005
Town House 7:00**

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

Meeting opened at 7:00 pm.

Tall Pines 2005-B – Joseph Dolben called the meeting to order. He introduced the Board. Then Dolben turned the presentation over to John Flynn, point person on this project. Flynn explained the Police Department responded with no concerns regarding the driveway. He asked Gary Weiner, Ectotec Environmental, 180 Denslow Road, East Longmeadow, to give the presentation for Tall Pines.

Weiner touched on the comments and issues he received in a letter from Tighe and Bond. Some of the issues were; stormwater, septic and wells, test pits for the retention area. The plan now shows open space areas and the undisturbed areas along with the buffer zones (these areas are shown in brown on the map). Fifty eight percent of the total area is open space. Some of the open space includes the area abutting Greenleaf Drive and the old Camp Sun and Fun driveway.

A notice of Intent was filed with the Conservation Commission. They are scheduled for a meeting on July 20, 2005 at 8:30 pm. Flynn asked Weiner what adjustments were expected with the Conservation Commission. Weiner thought the driveway having the wetlands in close proximity might be an issue along with the vernal pool at the end of Greenleaf. Weiner added there is plenty of buffer space between the vernal pool and the work being done however. Flynn asked what happened with the logging that was being done on the driveway. Michael Cimmino explained the Conservation Commission came to the site and asked the logging be stopped due to the close proximity to the wetlands. Cimmino agreed no more logging until the Conservation Meeting. Dolben felt this topic was out of the Planning Board area and the meeting should move ahead.

The sight distance on Allen Street is eight hundred feet (800') more or less. The required amount is about five hundred feet (500') this distance is more than enough.

The island in the driveway is to slow people down and for aesthetics nothing more. Weiner asked if there were any issues from any other Boards, Flynn's reply was no.

Flynn asked if the Board had any other questions.

Dolben asked about the length of the driveway. Weiner explained it was twenty six hundred feet (2600').

Joseph Kruzal asked what the contiguous open space is. Weiner answered about fifty eight percent (58%).

Flynn asked where the septic systems are going to be located. Weiner replied in the disturbed space in the back of the units. Wells will be in the front.

Kruzal questioned the drainage areas. Weiner should the Board where all drainage is going to be located on the map.

Dolben asked da Cruz if there are any issues regarding Tighe and Bond. da Cruz referred to the letter sent to Weiner on this project; stating there are forty two comments raised. Tighe and Bond are a little confused on what rules and regulations apply, whether it is the Subdivision Rules and Regulations or the PURD Rules and Regulations. This area is a little grey. Dolben explained the Subdivision Rules and Regulations were designed for public safety. da Cruz felt the road was one of these issues: the road is twenty six feet (26') wide instead of twenty eight feet (28'). Weiner has addressed most of the issues Tighe and Bond has raised but da Cruz would like some time to go over a letter presented to the Board at the meeting and get back to everyone.

Reeves asked about a white parcel abutting the Stony Hill road area. Weiner told the Board it is a parcel cut off on the far side. The parcel near Greenleaf goes all the way down to Stony Hill Road.

Gordon Phelps, 63 Greenleaf Drive, asked if a portion of the parcel of land belonging to Chapdelaine on Allen Street would be added to this project. Weiner answered yes. Phelps asked if it was for frontage. Weiner said no, it was to move away from the wetlands to conform to the Conservation Commission.

Frank Watson had some concerns with the aquifer; he explained to the Board that Wilbraham has drilled for a water tower on the Boy Scout site.

Dolben explained this area is zoned for single family development and that is what it is going to be used for. Weiner explained water is not being taken off this site but it will be balancing out the water. In the Wilbraham scenario the water is being taken off the site. da Cruz told the Board the Wilbraham situation is very complex and will be governed by the DEP. The DEP will regulate anything happening on the site. Kruzal told the Board the usage for this project will be about twelve thousand gallons of water a day. da Cruz added that that estimate is very high for this development it probably won't be that much, and it will be balanced not taken off site.

Phelps asked about the car lighting that will shine on his home. Cimmino gave him his word that a planting would be done to prevent as much as possible from effecting Phelps. da Cruz asked if the cul de sac was to slow everyone down and Weiner replied yes.

Donna Ainsworth, 342 Allen Street, asked who this land is deeded to. Weiner said it will be deeded to the Homeowners Association.

Ainsworth asked if there was a cease and desist order on the property from the Conservation Commission. Weiner said no. Cimmino said Charles Schmidt, Conservation Commission Chair asked Cimmino to stop and Cimmino asked the loggers to stop.

Dolben explained to all there would be no more public hearings on this project but the Planning Board will have discussion on it at a regular meeting. Dolben stated all meetings are open to the public.

Phelps explained to the Board a traffic study should be required as it is part of the bylaw. Flynn agreed with this statement and asked Weiner to supply with Board with the information on a Traffic Study. da Cruz felt the traffic from the PURD would be a drop in the bucket for Allen Street, but bylaws are bylaws.

Watson asked if the Fire Department had any concerns and Flynn said there are no concerns that can be seen.

Dolben declared the Public Hearing Closed at 7:55 to have more discussion at the next scheduled Planning Board Meeting

Dolben thanked all for coming.

Submitted by Jane M. Budykiewicz, Clerk