

Approved August 24, 2005

**Minutes of Regular Meeting
August 10, 2005
Town House 7:00**

Members in Attendance: Joseph “Charlie” Dolben, Chair, Joseph Kruzal, Robert Majkut, and Melissa Reeves

Members Absent: John D. Flynn, Associate Member Anthony Bongiorno

Meeting Called to order at 7:05

Minutes: Minutes from July 27, 2005 were approved as written. The vote was unanimous (4-0).

Jim Kibbe Gravel Pit – Jim Kibbe owner of Kibbe Gravel Pit, 229 Somers Road was present to request an extension of his Special Permit for gravel removal. This year the average for truck activity was one and one half trucks per week. The monthly inspections: “Good, everything in order”. Mr. Kibbe’s brother mowed the hay this year. Melissa Reeves made the motion to make a favorable recommendation to the Board of Appeals for extension. Second came from Joseph Kruzal. The vote was unanimously in favor (4-0) Yes: Dolben, Kruzal, Reeves and Majkut. No: 0

Open Space Bylaw – Dolben received a call from Sherry Himmelstein seeking support on the changes for the wording on FROSD. Dolben stated he does not favor requiring a developer build a FROSD; however, having him prepare a preliminary drawing is reasonable. This way the developer may get used to how the FROSD works and may choose to use it. Dolben doesn’t think that MGLA 40A allows the Town to force a developer to use a FROSD, and he feels the Town would not be in favor of the approach in any case. Majkut said it is well within our bounds to ask the developer to have a preliminary drawing using the FROSD and traditional drawing then let the developer decide. Joseph Kruzal has some concerns asking a developer to spend another two or three thousand dollars (\$2,000- \$3,000) for a FROSD drawing if it is not economically feasible. The Board should check into the costs for some of these planning alternatives.

Shadow Wood –. This project is still in the Conservation Commission so nothing can be done at this time.

Scantic Meadows – Reeves reported the entrance of Scantic Meadows has stone placed at Somers Road but that the stone doesn’t have drive off pads to protect the stone from contamination. Dolben felt it should be brought to the attention of the Project Manager by the Board member in charge of the project. Reeves is still waiting for a schedule from Tony da Cruz for the cost of the inspections for the Town.

Howlett Hill- Robert Majkut reported no action has been taken by any Board. The issues are still the same: cutting, the owner of the property is living in a trailer. There is some question if Duane Moiser talked to Mark Feeney, Enforcement Officer to speak to Mr. Markham about issues with the project.

Tall Pines- The report from Tighe and Bond came in. John D. Flynn was not present to give the recap. This project is still in the Conservation Commission so nothing can be done at this time.

Sidewalk Committee – tabled until next meeting. Dolben is not sure what is happening. Westfield has accounts from developers for the sidewalks. Dolben said our Town could take over the sidewalks from the developers and build them where ever needed. The first hurdle is to have the Selectmen ok this process.

PVPC- Majkut reported the Commonwealth Capital Application will increase points if we have a Sidewalk Committee. Majkut will pass the application off to Flynn as Majkut will be on vacation and the application must be signed by the Selectmen.

Reeves reported she met with Flynn and Eric from PVPC to discuss Smart Growth paperwork that needs to be filed this week. Funding is available for bylaw updates. It will also add points to the Commonwealth Capital Application. Reeves explained there are two (2) ways to get points. These are commit points which apply when the Town commits to a project or finished points when a project is complete. There are three (3) items we can improve on:

1. agriculture land uses / right to farm issues
2. open space (FROSD)
3. affordable housing

PVPC cont. - There is money available but it must be approved by the Selectmen. They approved the scope of services at the Selectmen's meeting that Reeves attended. The amount the Town would have to pay would be six hundred thirty eight dollars (\$638); the total cost of the project is \$8500 and the rest PVPC and the state would match. This money could come out of the CPA funding.

Motion to adjourn made by Joseph Kruzal, Second by Melissa. Vote (4-0) unanimously in favor

Adjourned: 8:07

Submitted by, Jane M. Budynekiewicz, Clerk