

Approved September 14, 2005

**Minutes of Regular Meeting
August 24, 2005
Town House 7:00**

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

Meeting Called to order at 7:06

Minutes: Minutes from August 10, 2005 were approved as amended with changes. The vote was unanimous (5-0).

Bills- The Clerk’s bill was approved. The vote was unanimous (5-0)

The Clerk requested approval from the Board to go to a Pictometry Training Session. The Board approved the Clerk’s request.

Russell Cable, South Road- Joseph Dolben consulted with Don Schmidt from the State. Schmidt stated when asking for an extension of time with a Special Permit it is always best to air on the side of caution. A Public Hearing would be the safest route to follow. Dolben made a motion to have a public hearing for an extension of time on the Cable Special Permit, Joseph Kruzel seconded. The Board voted unanimously (5-0). Vote; Yes – Dolben, Flynn, Majkut, Reeves and Kruzel. No- 0 The Clerk will call and notify Mr. Cable of the decision.

Dan O’Brien, 265 Mountain Road – Dan O’Brien came before the Board for information on a Large “Estate” Lot Substandard Frontage Special Permit. O’Brien was looking for the order of submittal to the different Boards. The property is thirteen acres owned by Mr. Gendreau who would put the estate lot in the rear of the property. Flynn suggested showing the profile of the driveway on the plan and showing the building envelope. Flynn said O’Brien can file with Ridgeline and Hillside now. Now would also be timely to file with the Conservation Commission. O’Brien told the Board the perc test passed. O’Brien asked about the driveway regulations. Flynn told him the regulations are on-line. O’Brien asked how long the appeal period is. Flynn said it was twenty days after the filing. O’Brien will file with the Town Clerk and a hearing will be set for September 28, 2005.

Howlett Hill Road – Flynn reported at the Selectmen’s Meeting this issue was re-visited. Mark Feeney, Building Inspector was at the meeting and told the Selectmen he had gone to see Mr. Markham. Feeney told Markham according to the Hampden Bylaws, he cannot live in a trailer. Markham told Feeney he is planning to come before the Planning Board to create an ANR making two (2) building lots. Feeney stated he felt Markham is trying to do it right way. Robert Majkut reports a neighbor came to him and reported a foundation hole has been dug. Flynn said the Markham property is in the slope part of the ridgeline.

Sidewalk Committee- no update.

Ted King N. Monson Road- The Planning Board will take over on this project. Mr. King will pay for the advertising. Tentative Public Hearing set for October 12, 2005.

Open Space Bylaw – Dolben spoke with Don Schmidt regarding the FROS D. Schmidt seemed to agree with the Planning Board the best course of action is to have the developers do two (2) sets of drawings. After the two sets have been submitted the developer may choose which option better suits them. Anthony Bongiorno is working on changing the wording. Bongiorno told the Board the people Sherry Himmelstein had given him to contact have not been available. He will get back to the Board with the new wording.

Shadow Wood- Dolben reported the back taxes still have not been paid and would call Mr. Lemieux. Dolben will come back to the Board with an update.

Tall Pines- Flynn submitted the written decision to the Board. Flynn made a motion to sign the Decision as written, Seconded by Majkut. The Board favorably voted unanimously (5-0) to sign the Decision. Vote: Yes Flynn, Dolben, Majkut, Kruzel and Reeves. No- 0

Scantic Meadows- Reeves reported to the Board a request had come in from Robert Cafarelli to change the Storm Chambers in easement three (3). It is requested the Chamber be lowered because the H-20 loading design may cause an unsightly “bump”: if lowered it will still be well above the high ground water level. The request was forwarded to Tony da Cruz and the Board is awaiting an answer. The Board is also waiting for the schedule for the cost of the inspections for the Town from da Cruz.

Brian Macleod, Bethlehem Baptist Church- Macleod came to the Board after a neighbor had complained about clearing the property abutting the church, Miss Shumway’s property. The plan was to clear more space for parking on Sunday mornings. The Board’s question is a parking lot an approved use for a residential property. Macleod explained to the Board this area would be gravel only, not paved and the activity would only be on Sunday mornings from around eight (8) in the morning until noon (12). The abutters to this property have a six foot (6’) stockade fence.

Flynn suggested going to the neighbors and keeping them in the loop of what the plan is for this parking area. He also suggested putting up arborvitaes as screening and as a gesture of good faith. Macleod agreed this is a good idea and would call the neighbors to keep them in the loop.

Subdivision Check List – Dolben suggested trying the check list on the next subdivision and see how it works.

Earth Removal- Mark Feeney came into the meeting and asked the Board how they came up with fifty yards of earth removal. After some discussion the Board agreed to change the number to four hundred (400) yards. The change will change at the next Town Meeting and the change will be to Bylaw 7.8.2

EPA- Kruzel reported if over one (1) acre of land is going to be disturbed in a building lot it must be reported to the EPA before a building permit will be issued. The plan must have a run off plan and the developer must have the plan on site. This issue was discussed with the Building Inspector. This should be changed in the subdivision regulations.

Flynn made a motion to adjourn, Reeves seconded it. Favorable vote unanimous (5-0) to adjourn. Yes- Flynn, Reeves, Dolben, Kruzel and Majkut. No- 0

Meeting adjourned: 8:37 PM

Submitted by: Jane M. Budynkiewicz