

Approved September 28, 2005

**Minutes of Regular Meeting
September 14, 2005
Town House 7:00**

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

Members Absent: Melissa Reeves, Associate Member, Anthony Bongiorno

Meeting Called to order at 7:00

Minutes- Joseph Kruzal made a motion to approve the minutes from August 24, 2005 as written, John Flynn seconded it. The vote was unanimous to approve the minutes.

Shadow Wood – Joseph Dolben reported he had left a message for Mr. Lemieux but has not been able to talk to him directly. It was reported to the Board Mr. Lemieux is trying to sell some property in Warren to settle up his debts in Hampden and continue with this project.

Tall Pines- A bill received by the Planning Board from Tighe and Bond was forwarded to Michael Cimmino.

Howlett Hill- Robert Majkut reported Howlett Hill Road is blocked off as of late this afternoon. Both sides of the road are being clear cut. The Clerk reported Ridgeline and Hillside Committee did pay a visit to this site but have no power to deal with the situation. The Conservation Commission will be made aware of the situation but have not done a site visit. Carmine Angeloni from the State Forestry Dept. did walk the roadway but found nothing to act on. The property owner is still living in a trailer on the property, it was reported.

Radzicki, 278 Scantic Road- The Board received a letter from the Radzicki’s informing the Selectmen, Planning Board and the Assessors the property is up for sale and giving the Town the right of first refusal. The ad for the property reads developable piece of property with access from Chapin Road.

Sidewalk Committee- no update

ANR 48 Stafford Road- Gary Weiner presented to the Board the plans for the ANR for Thomas and Angela Cozenzi. The plan shows four (4) regulation building lots and Cozenzi would keep the house, area around the pool and the rest of the acreage. The river only flows through one (1) lot. Flynn made a motion to sign the ANR, Majkut seconded it. The Board voted and unanimously agreed to sign the ANR. The vote: Yes- Flynn, Kruzal, Majkut and Dolben. No – 0

Russell Cable- Mr. Cable came in to discuss his request for an extension. Dolben explained if Mr. Cable would like an extension it would require a Public Hearing. An extension would not be need however, if, Mr. Cable obtained a building permit. In order to obtain a building permit he must have a septic design and a well. Mr. Cable explained to the Board there is a septic design in place and the well will be installed next week. He thanked the Board.

Board Member- Dolben told the Board he did ask Judy Jackson if she would have any interest in becoming a member of the Planning Board. Dolben asked Jackson to think it over.

N. Monson Road Warrant Article- The Board reviewed the write up for the N. Monson Road warrant article. The information will be submitted to the Selectmen for the Special Town Meeting.

Next Meeting- Kruzel will be out for the next meeting on September 28, 2005

Motion was made by Kruzel to adjourn, seconded by Majkut. The Board voted unanimously in favor.

Meeting adjourned 7:30

Submitted by Jane M. Budynkiewicz, Clerk