

Approved October 12, 2005

**Minutes of Regular Meeting
September 28, 2005
Town House 7:28**

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

Members Absent: Melissa Reeves, Joseph Kruzal

Meeting Called to order at 7:28

Minutes- John Flynn made a motion to approve the minutes as written; seconded by Robert Majkut. The vote was unanimous the minutes were approved as written.

Bills- Chair signed the Clerk’s pay voucher.

Haluch Dirt Removal- Mr. Haluch, Steepleview Drive was asked to come before the Board. There was a complaint that Mr. Haluch was removing dirt from his property on Steepleview Drive. The Building Inspector told Mr. Haluch to stop removing dirt and come in and see the Planning Board. Mr. Haluch said there was miscommunication. He stopped buy to see Mark Feeney, Building Inspector about four (4) or five (5) weeks ago. He did forget to come in one week and then came in to see the Planning Board but a meeting had just taken place. He did apologize for the miscommunication.

The plan is to make a bigger yard for a pool and make the yard safe for his children. He will still be within his property line if he completes what he plans to do. All he has left to haul out of there is about fifty (50) yards of dirt and it is not leaving town it is going to Isaac Bradway Road to his father’s home.

Flynn stated the problem he has with this is the way it was handled. Haluch again apologized for the miscommunication. There must be set hours of operation which are 9:00 AM – 2:00 PM. The condition of the road must remain as it was before the removal was started. The erosion must continue to be monitored.

Haluch said the loam and seeding should be brought on site in about two (2) weeks.

The Board thanked Mr. Haluch for coming in.

ANR- In the future if an ANR is to be picked up by anyone other than the owner they must present a letter to Eva stating they have the owners consent.

Shadow Wood- Tabled for future discussion

Tall Pines- Gary Weiner and Michael Cimmino came to the Planning Board to discuss the meeting with Natural Heritage and Endangered Species Program (NHESP) Division

of Fisheries and Wildlife. The Tall Pines project falls between the habitat of two rare species; the four toed salamander and the eastern worn snake. The driveway coming in from Allen Street would pass within twenty five feet (25') of isolated wetland where the four toe salamander would spend there winter and the roadway would be a hazard for the creature. There must be no building within the polygon set up for these animals. The NHESP will not allow access from Allen Street and the project must consider another option, either Greenleaf Drive or Stony Hill Road near Brian Court. The NHESP would prefer Greenleaf Drive.

Weiner explained the NHESP will be contacting all engineers and surveyors to be aware of the polygons set up to protect rare species. It will be up to Planning Boards and Building Inspectors to show maps to applicants to make them aware of these areas.

Dolben said going through Greenleaf Drive would create approximately a three thousand foot (3000') dead end road which is definitely not allowed by the town bylaws. Majkut stated Greenleaf is an unlit road. If they use Stony Hill the project would install street lights down the entire roadway making it more visible for the residents. The Board felt no way this project could use Greenleaf.

Cimmino asked the Board for a formal letter as to the thoughts for using Greenleaf Drive for access. Flynn made a motion to authorize the Chair to draft a letter to Cimmino. Majkut seconded it. The vote was unanimous to authorize Dolben to draft the letter. Vote: Yes- Flynn, Dolben, Majkut. No- 0
Dolben said he would draft a letter to Cimmino.

Scantic Meadows- tabled for future meeting

Judy Jackson- Judy Jackson came before the Board because of a phone call from Dolben. He asked Jackson to join the Planning Board. Judy stated she told Dolben no and then laughed and he told her to think about it. Judy explained to the Board she misses the camaraderie. She said she read the minutes and found everything so technical now, very complicated. Jackson told the Board they needed eager people to be on the Board and asked Flynn how he could give the Planning Board up. Judy came bearing gifts, she made a delicious grape pie to share with the Board.

Howlett Hill Road- Majkut reported clear cutting is still going on. Flynn said there are two (2) lots up there not just one (1).

N. Monson Road Warrant Article- The Clerk reported there is a small amount owed in interest on the property. Flynn said he would make property owner aware of this amount and it would be taken care of.

Property Owned in Common- Flynn asked Don Schmidt to explain this, Schmidt stated once a property is owned in common everything else goes out the window and brings it up to current bylaws.

Sidewalk Committee- no update

Open Space- Anthony Bongiorno reported he spoke to someone at P.V.P.C. and they are unclear if it effective making developers have two plans one regular one FROSD. The only thing effective is to allow them by right.

Guidette ANR- Mr. Guidette called the Board to ask them to sign a copy of the ANR signed last month. He said his contractor would not release the plan to him. Flynn made a motion to re-authorize signing the ANR and charge the fifty dollar fee, Majkut seconded it. The vote was 3-1 in favor of charging Mr. Guidette fifty dollars and to sign the ANR again. Vote: Majkut, Flynn and Bongiorno in favor, Dolben against. Vote: Yes- 3 No- 1. Dolben said only release the plans to Mr. Guidette, the land owner.

Smart Growth – Flynn reported there is a need for a subcommittee for grant work along with P.V.P.C.. The proposed members are as follows:

Dorothy Kibbe

Melissa Reeves

Anthony Bongiorno

Connie Witt

and a person from Conservation Commission

Flynn made a motion to form a subcommittee to work on the Smart Growth Grant with P.V.P.C. It was a favorable unanimous vote. Yes: Bongiorno, Flynn, Dolben and Majkut
No: 0

Gendreau ANR- The Board felt Mr. Gendreau should take back the mylar and have some information taken off leaving the building envelope and a compliance chart.

John made a motion to adjourn, Dolben seconded it. A favorable vote to adjourn was unanimous Vote: Yes- Dolben, Flynn, Majkut and Bongiorno No- 0

Meeting adjourned at 9:00

Submitted by: Jane M. Budynkiewicz, Clerk