

Approved Oct. 12, 2005

**Minutes of Public Hearing
September 28, 2005
Town House 7:00**

Members in Attendance: Melissa Reeves, Vice Chair, John D. Flynn, Robert Majkut and Anthony Bongiorno, Associate Member

Members Absent: Joseph Kruzal

Meeting opened at 7:00 pm.

Gendreau 2005-C 265 Mountain Road – Joseph Dolben recused himself and left the table; as he is an abutter to the Gendreau property.

Melissa Reeves opened the hearing and introduced the Planning Board members. It was explained that Anthony Bongiorno, Associate Member was impaneled to make a supermajority as Joseph Kruzal was out and Dolben recused himself. Reeves then read the Statement of Authority. The advertisement from the Reminder was read. Reeves then asked Mr. Gendreau to give his presentation. Gendreau explained he was trying to create a Large “Estate” Lot with substandard frontage. The Board looked at the plans submitted.

The width of the driveway complies with the bylaws. There will be two (2) twelve (12”) inch culverts at the bottom of the drive. The first thirty feet have no greater grade than two percent (2%): the entire driveway is less than a twelve percent (12%) grade. All of which comply with the bylaw. The existing driveway flares out at the end and must be moved over so it is ten feet (10’) from the property line and the new driveway must be the same distance from the property line. The new driveway must come at a ninety degree (90°) angle to the road. The applicant was told the first twenty feet (20’) of the driveway must be pavement.

Reeves read reports from the Town Boards: The Police Department reported that no problems would exist from a police/safety point of view, with this proposed lot with substandard frontage. Tax Collector gave a certified report stating the property is current as of November 1, 2005. The Board of Health reports Mr. Gendreau has not filed for any permits at this time. Ridgeline and Hillside reports Mr. Gendreau has not completed his application process at this time.

Reeves asked the Planning Board if they had any questions. No questions from the Board. Reeves then asked the audience if they had any questions, no one had a question.

John Flynn made a motion to approve the plans as drawn subject to pavement the first twenty feet (20’) of the driveway, the driveway has a ninety degree (90°) angle to the street and existing driveway moved to be ten feet (10’) from the property line. Robert Majkut seconded it. The vote was unanimous (4-0) in favor of approving the plans. Vote- Yes Reeves, Majkut, Flynn and Bongiorno. No – 0

Subsequent research shows the bylaw states all access and egress ways shall intersect the public way at an angle of (90) ninety degrees, +- 10% which the Gendreau plan shows so the condition shall be eliminated.

Motion to adjourn made by Flynn; seconded by Reeves. Vote was unanimous (4-0) to adjourn.

Meeting adjourned at 7:25

Submitted by, Jane M. Budynekiewicz, Clerk