

Approved Oct. 26, 2005

**Minutes of Regular Meeting  
October 12, 2005  
Town House 7:35**

**Members in Attendance:** Melissa Reeves, Vice Chair, John D. Flynn, Robert Majkut, and Joseph Kruzal

**Members Absent:** Joseph "Charlie" Dolben, Chair, Anthony Bongiorno, Associate Member

Meeting Called to order at 7:35

**Minutes-** Robert Majkut made a motion to approve the minutes from the Public Hearing on September 28, 2005 as amended; seconded by John Flynn. The vote was unanimous the minutes were approved as amended.

A motion was made by Flynn to approve the minutes from the Regular Meeting on September 28, 2005 as amended; seconded by Majkut. The vote was unanimous the minutes were approved as amended

**Budget Request-** The Board went over the budget for next year, filled out the form to be submitted it to the Selectmen's office.

**Howlett Hill Road-** Travis Kuffel, grandson of Fred Markham is attempting to build a house on the Markham land on Howlett Hill Road. Robert Majkut recused himself as he is an abutter to this property.

Flynn asked where the house is going to be placed on the property, north, south east or west. Kuffel explained he is looking to put one house on the left hand side of the road going to CT. Flynn asked if Fred Markham is doing some clearing on the right hand side of the road with the intension to build. Kuffel said he may build sometime in the future. In August Markham deeded six (6) acres of the land to Kuffel.

Flynn explained since the land was all owned in common all previous zoning is out the door, an ANR will be needed to separate the six (6) acres from the rest of the property.

Kuffel will have six (6) acres with two hundred ninety seven (297) foot frontage. He asked if he could put in a shallow well. Flynn's reply was shallow wells are not allowed it must be artesian.

Flynn told Kuffel he should have the land surveyed for his ANR. Kuffel told the Board he is approximately one thousand eight hundred ninety (1890) feet from the last telephone pole on the street and about two thousand feet from the CT. line. Flynn told Kuffel it is best to do an ANR and have the lines drawn properly. You will need new drawings from a registered engineer.

If at some point in the future if two (2) or three (3) more lots are added Markham will have to improve the street.

You will also need to apply to Ridgeline and Hillside Flynn told Kuffel. Kuffel thanked the Board for the information.

**Ridgeline and Hillside-** Robin Warner, Chair and Bonnie Geromini from the Ridgeline and Hillside Committee came to the Planning Board to ask opinions for either a checklist or cover letter to give to the Building Inspector to make the process user friendly when applying for a building permit. If everything is in one spot it will make it easier for the landowner and make them more informed. Flynn explained they did a checklist and what Warner had was an older version of this. Since that checklist, curb cuts have been added. Kruzel said it should be added that the EPA requires a landowner to apply for a permit number when disturbing over one (1) acre of land and the permit must be on site and visible, this should be added to the checklist. The Board agreed to table this discussion until next meeting and the Clerk will talk to Judy Jackson to find the checklist. Warner and Geromini thanked the Board.

**Special Permit Fees-** The Clerk compiled a list last year of fees charged by other towns with approximately the same population. The same people were called this year to see if fees increased. Some towns did increase. The Board felt before any increase in fees the money would have to go into a revolving account instead of the general fund. Joseph Kruzel felt it should be made very clear how the money can be spent. Flynn will discuss this issue with the Board of Selectmen.

**South Ridge-** The Board received a bill from Tighe and Bond for South Ridge Road. The bill will have to go to the Selectmen but the Planning Board must first receive a report regarding this inspection.

**Shadow Wood-** No updates other than the landowner is being foreclosed on. There has been a bill from Tighe and Bond on this project also.

**Tall Pines-** A bill came in from Tighe and Bond on this project and been forwarded to Michael Cimmino. They were called in to meet with NH and the second meeting was very productive.

**Sidewalk Committee-** no update

**Scantic Meadows-** Reeves called Tony da Cruz at Tighe and Bond and asked to have him send an estimate not a proposal for inspections. da Cruz will re-word and send the estimate. Reeves asked Ed Speight to talk to Caffarelli and Turnberg to set-up schedules for inspection. Allied Testing has been doing inspections but no one from the Town has done an inspection. They have not let Tighe and Bond know they are ready for inspections. It is Caffarelli's job to contact either Reeves or the Clerk and have Tighe and Bond do inspections. Flynn told Reeves to contact Tom Couture from Tighe and Bond.

Reeves reported the project is getting ready for paving. Flynn questioned if any work had been done around the gas lines. Reeves reported da Cruz had told them about the EPA requirements regarding disturbing over one (1) acre.

**Smart Growth** – The subcommittee should come before the Planning Board after town meeting.

Reeves made a motion to adjourn the meeting, Majkut seconded it.

Meeting Adjourned at 9:10

Submitted by: Jane M. Budynekiewicz, Clerk