

Approved November 9, 2005

**Minutes of Regular Meeting
October 26, 2005
Town House 7:00**

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

Members Absent: none

Meeting Called to order at 7:00

Minutes- Joseph Dolben made a motion to approve the minutes from the Public Hearing and the Regular Meeting from October 12, 2005 as written; seconded by Robert Majkut. The vote was unanimous the minutes were approved as written.

Meeting Postings: Dolben gave the Clerk permission to sign on his behalf for the meeting postings.

Howlett Hill Road- Fred Markham and his grandson, Travis Kuffel, Howlett Hill Road, came before the board for some information. Markham owned all the land and would like to have the freedom to build a house before winter. Markham stated the Board told his grandson at the last meeting he could not have a spring shallow well. Markham is looking into that with the state and Lorri McCool.

At this point he just wants to build the house before winter and do an ANR at a later date. The land has not been surveyed and at this time because it is all owned in common it is one big piece. Once it was owned in common all the lines separating the property go away and it is one big piece even if the Assessors are taxing as two or three separate pieces. There will be no financing on the house so the Board sees no problem as far as they are concerned with getting a building permit for the entire one hundred (100) acre piece and at a later date coming in and doing an ANR.

The Board did advise Travis it is to safe guard the integrity of the title doing an ANR at some point.

Open Space Bylaw- The Board will discuss this issue and make a decision at the next meeting.

Shadow Wood- No update

Scantic Meadows- Cafarelli wrote a letter to the Board and sent drawings. He will authorize three changes to be made as long as the Planning Board has no problems with them. The first problem is the unsightly bump, second the cul de sac A third change was verbally discussed at the pre construction meeting; the four (4) foot basins to thirty inch basins.

Regarding the basins, the Board stated da Cruz has already commented on this point and it will not be allowed. The basins must remain as the drawings show. The other

points will be forwarded to Tighe and Bond for their approval. All changes must go through Tighe and Bond and are subject to Public Hearing if need be. No changes may be authorized by anyone except Tighe and Bond. A carbon copy of the changes should also be forwarded to the Planning Board and specifically Melissa Reeves.

Reeves will discuss these requests with da Cruz and report back to the Board at the next meeting.

Sidewalk Committee- Flynn stated they would be asking for more members. He is working with Cliff Bombard, Town Accountant and Tracy Sicbaldi, Town Treasurer to make sure an account can be set up.

Smart Growth- Will discuss after Town Meeting.

Building Check List- A revised Building Check List is in the 2000 Town Report it just needs a little tweaking. The check list the Board was thinking of was the curb cutting check list.

Gendreau Decision- The Board signed the Gendreau decision.

South Ridge- The Board received a report from Tighe and Bond regarding the South Ridge Road. The report states the home owners have damaged the drainage swales along their property. Truck traffic has also acerbated the problem. Mark Feeney, Building Inspector has approached the land owners and told them to open up the swales.

Pat Coyne, South Ridge Rd, contacted John and had concerns about the lot behind him not staying out of the seventy five foot buffer area. Flynn left it would be a Ridgeline issue if they are cutting outside the area mentioned. Kruzal was going to speak to Feeney requesting if the owner of that lot comes in for a building permit they must stay out of that buffer area. The request from the Planning Board is Feeney ride up there now and make sure it is not disturbed and let the owner know what the stipulations are.

Other- Chris Cesan, Board of Appeals, contacted Joseph Dolben regarding George Ingle property, 125 Mountain Road. A variance from the Board of Appeals was never recorded.

There are questions as to whether it can be recorded now, should it be recorded as written and what if the house would it be a building lot or not.

Meeting Dates – November meeting dates will be November 9th and 30th. December meeting dates will be December 14th.

Revolving Account- The Board would like to set up a revolving account for the clerk. Will discuss at a future meeting.

Kruzal made a motion to adjourn, Reeves seconded it. The Board voted and unanimously agreed (6-0) to adjourn at 8:10.

Submitted by: Jane M. Budynkiewicz, Clerk