

Approved December 14, 2005

**Minutes of Public Hearing  
November 30, 2005  
Town House 7:00**

Members in Attendance: Joseph "Charlie" Dolben, Chair, John D. Flynn, Melissa Reeves, Joseph Kruzel, Anthony Bongorni, Associate Member

Members Absent: Robert E. Majkut

Meeting opened at 7:00 pm.

**Tall Pines 2005-B** – Joseph Dolben called the meeting to order. He introduced the Board. He read the Statement of Authority and the Legal Notice as it appeared in the Reminder on November 15 and 22, 2005. He asked Gary Weiner, Ectotec Environmental, 180 Denslow Road, East Longmeadow, to give the presentation for Tall Pines.

Weiner explained the Planning Board had accepted a plan submitted previously and that plan went to Massachusetts Natural Heritage and Endangered Species Program Massachusetts Division of Fisheries Wildlife. It was discovered a section of land on the south side of Allen Street and on the northern section of the parcel are in a polygon where the land is indigenous for two (2) endangered species: the worm snake and the four toed salamander. The south side of the parcel is where the entrance was on the previous plan. Weiner is bringing a revised plan back to the Planning Board to comply with the regulations set by Natural Heritage.

The site is thirty two acres: made up of the old Camp Sun and Fun, the old Phaneuf property. Forty percent (40%) is a work site the rest will remain open space untouched and undisturbed. The driveway must be moved to meet with the rules set forward by Natural Heritage. There is six point six (6.6) acres that will become deeded conservation restricted land: which added to the open space already created comes to approximately twenty five acres.

Natural Heritage stated the Allen Street entrance cannot be used as it is in the polygon. They would however support the entrance off Stony Hill Road. They felt Greenleaf was also a potential access leaving more open space at the end of the parcel near Stony Hill Road. The Planning Board and Michael Cimmino both felt the Stony Hill Road entrance would be the best solution. The Planning Board wrote a letter to Cimmino supporting the Stony Hill Road entrance. Where the Stony Hill entrance is now purposed is similar to the original plan.

The entrance to the property will have a landscaped buffer. Then the drive will have a thirty foot (30') undisturbed buffer. The units will be away from all property lines by eighty feet (80'). The lighting will be ornamental until the units, and then each unit will have individual lighting.

The units may come no closer then one hundred feet to isolated wetlands and the thirty eight (38) units fall within the guidelines. Each unit will have a septic and well of their own. Some percis will be done on units in the field. The buffer on the south Allen Street side is four hundred fifty foot (450') setback created by Natural Heritage to protect the two species.

A traffic study was completed and given to the Board tonight. The stopping sight distance is more than adequate for the thirteen (13) extra cars during peak traffic times. The Traffic Study was done by P.S.Pechulis / Land Development Services, Inc, 181 Notre Dame Street, Westfield, MA.

Dolben asked if there was anything from the Selectmen, Flynn answered no. Dolben read the report from the Police Department: Regarding the proposed plan for Tall Pines Development, as the plan now exist; the existing roadway for the development will be on Stony Hill Road. across from Sessions Drive. The Police see no major conflict with this roadway as planned. Dolben then read the minutes from the Conservation Commission dated October 19, 2005: Charlie Schmidt did not have the plan but it is his understanding that they may be able to put the driveway in and still stay 100 feet away from the Vernal pool. If that is the case, the whole plan may be outside of their jurisdiction.

Dolben asked the Planning Board for comments and or questions.

Joseph Kruzel asked if the curved red line is the one hundred foot (100') buffer.

Weiner answered yes the red line is the one hundred foot (100') buffer with thirty (30) on each side.

Kruzel asked if the plan had post construction maintenance on the Stormwater Management.

Weiner said yes, it is on Appendix C in the Tall Pines Book.

Dolben asked if Tony da Cruz had all this information.

Weiner replied yes and it should be done by Friday.

Melissa Reeves asked if there would be re-planting in the first driveway.

Weiner said Natural Heritage will re-establish what and how the re-forestation will be done.

Dolben asked if Natural Heritage approved the driveway.

Weiner explained the driveway was approved from Stony Hill Road to the curve then from the curve to the end. The layout is approvable.

Flynn asked how much different is this plan for the Town Engineer.

Weiner stated the entrance and the drainage are the only differences.

Flynn asked if the road was the same by the bulk of the units.

John Masuck, Ecotec Environmental, answer yes, the same.

Dolben opened discussion and questions to the floor.

Maurice Plourde, 342 Allen Street, asked how they came up with thirteen (13) cars.

Weiner explained this figure is based on an engineered traffic study with it being at peak time in a sixty minute time span.

Dorothy Kibbe, 229 Somers Road, Are these duplexes

Weiner answered yes.

Ed Gorski, 100 Stony Hill Road, asked if there is going to be a street light at the end of the street onto Stony Hill.

Weiner answered an ornamental light about sixteen feet (16') in height.

Gorski stated this is a dense population section will it affect wells.

Weiner asked shallow wells.

Gorski stated no, deep.

Weiner said the water table will not be affected.

Flynn said the aquifer flows from the west.

Weiner said it is past your property it flows from the north to the west.

Frank Watson, 66Greenleaf Drive, The Southwood buffer was never put in, what about the buffer by Brian Court and Greenleaf, will there be a buffer.

Weiner answered if the Planning Board requires it.

Watson asked about the big puddle at the end of Greenleaf near Tall Pines, what happens to that.

Weiner stated if it comes onto the Tall Pines property the infiltration system will control it and bring it below grade.

Watson stated the Vernal Pool is certified, what if trees are taken down and you get stopped because of the pool, what happens then. Also he found a salamander in his garage. He wants the migration route protected. He wants the habitat protected.

Weiner stated they are not proposing anything without all parties signing off first.

Cimmino said he has talked to Natural Heritage and permits need to be obtained for the driveway. He was assured they would be granted within thirty (30) days.

Gordon Phelps, 63 Greenleaf Drive, asked where the thirty foot (30') buffer and what is it made up of.

Weiner answered plantings to hold buffer, arborvitaes with native planting coming down two hundred forty (240') feet.

Donna Ainsworth, 42 Allen Street, asked how you keep the workers out of buffer area during construction.

Weiner stated there is an erosion control plan. Siltation fences and hay bales are but on the lines so they may not be crossed and they have a line of demarcation.

Ainsworth asked it will not disturb the big puddle area correct.

Weiner stated the demarcation area will stop them. They will see the silt fence.

Ainsworth asked if they could use the Camp Sun and Fun driveway.

Cimmino said he has a letter that allows use of the Camp Sun and Fun Road only for access to property not for work.

Ainsworth asked if at the end of the work the road will be closed off completely.

Cimmino stated it will be closed off and made to look natural again.

Watson asked if the density of septic was a cause of concern.

Dolben stated the control is Title 5. It is out of the Planning Board's expertise. That is what zone controls. The total site is more than adequate for that number of septic.

Weiner said the State controls septic and they have met all requirements and long term rates.

Dolben said it is designed to protect the neighbors.

Weiner said the septic designers must prove they meet the one hundred foot (100') separation.

Phelps asked if the majority are fifty five (55) or over sixty five (65).

Cimmino answered out of eighteen contracts the majority are over sixty five (65).

Kibbe asked what the cost is.

Cimmino said high two hundreds (200).

Watson asked how far from the corner of his property are the buildings going to be.

Weiner said about sixty feet (60').

Chet Kapinos, 41 Greenleaf Drive, when doing the six (6) units, will they look at all existing wells in the vicinity.

Weiner said yes all of the neighboring wells within the two hundred foot (200')

Kruzel asked if the wells are in the front of the buildings.

Weiner said they will be across the street.

Gorski asked if it is a settling pond in Brian Court.

Weiner said it was a retention basin.

Gorski asked if the leeching field is close to the retention basin.

Weiner said they can look at it but it has to be about two hundred and fifty feet (250') away.

Watson asked if there is a structure on the Phaneuf property coming down.

Flynn answered yes a garage is either coming down or being moved.

Weiner stated there is forty three feet (43') of entrance and twenty feet (20') of deed holding.

The garage is on the easement line.

Flynn said it cannot be within the setback, before it is signed off on it will be in compliance.

Dolben asked if there were any additional questions. With in no questions, Dolben will hold this meeting open until December 14, 2005.

Flynn asked if the perc's would be done by then. Cimmino said he would arrange it.

Watson asked when the perc's are being done could the contractors be careful of the trees, not leave it like the old site.

Cimmino said he will ask them to be sensitive to the surroundings.

The Public Hearing will be continued Dec. 14<sup>th</sup> and Anthony Bongiorno will be sitting in as a Board member for this hearing.

Submitted by: Jane M. Budynkiewicz, Clerk