

Approved February 8, 2006

**Minutes of Regular Meeting
January 11, 2006
Town House 7:00**

Members in Attendance: Joseph “Charlie” Dolben, Chair, Melissa Reeves and Robert E. Majkut

Members Absent: John D. Flynn, Joseph Kruzal, and Anthony Bongiorno, Associate Member

Meeting Called to order at 7:10, Melissa Reeves came in at 7:30 as she was attending the Smart Growth meeting.

Minutes- Melissa Reeves made a motion to accept the minutes as amended, Robert Majkut seconded it. The vote was unanimous to accept the Minutes of the Regular Meeting on December 28, 2005.

Michael Kane- Michael Kane owns property map and lot numbers 2-4, 2-15, 7-23, 7-28 and 7-32. He came to the Board for information. He explained to the Board he would like to sell this property and get out from under the financial burden this land puts him in. His plan is to create an ANR for 30 acres ± on the backside of the property with frontage in Somers CT. on Stafford Road. This property is business zoned. Joseph Dolben felt the Board would have to research what the specifics would be regarding the frontage. The frontage is one hundred ninety feet. Robert Majkut said they should be careful of the land where it narrows.

It was stated Kane is not sure what the use would be. Dolben explained it could only be used for business at this point or he would have to try and re-zone. But the Board would have to be careful and make sure this is not spot zoning.

Dolben said except for the zone change, off hand it does not look like an issue. Re-zoning to residential could get tricky.

Kane will be back on the agenda for January 25, 2006 at 7:15. He will bring a mylar, the ANR application and the fee.

Scantic Meadows – Melissa Reeves will call Ed Speight, East Longmeadow to replenish the escrow account.

Reeves reported that Tony da Cruz, Tighe and Bond, asked for more information from Civil Engineering Associates.

Tall Pines- A letter was received from Mr. James Morini from the Town Clerk. The Town Clerk felt it was an appeal letter. The letter was not signed however. The Board was not sure if it was an appeal letter or not. Dolben said he would check to see the proper procedure for an appeal. There was discussion on where or not it should go to the Board of Appeals or Court.

Dolben will talk to Don Schmidt and John D. Flynn to clarify and get back to the Planning Board Clerk who will make the proper arrangements and notify all.

Shadow Wood- Dolben asked the Planning Board Clerk to let Colony Reality LLC know the exact amount of the bill from Tighe and Bond. And let them know upon receipt from Tighe and Bond for the amount of \$1316.41 the Planning Board will release the remainder of the escrow account to pay the balance.

Next Meeting- Dolben will not be at the next meeting, January 25, 2006

Motion was made by Robert Majkut to adjourn and seconded by Melissa Reeves. The vote was unanimous to adjourn.

Adjourned at 8:15

Submitted by: Jane M. Budynkiewicz, Clerk