

**Minutes of Regular Meeting
February 8, 2006
Town House 7:00**

Members Present: Joseph "Charlie" Dolben, Chair, John D. Flynn, Joseph Kruzal, Melissa Reeves and Anthony Bongiorno Associate Member (Melissa and Anthony came into the meeting at 8:00)

Members Absent: Robert Majkut

Meeting opened at 7:00

Meeting was called to order at 7:10 when Joseph Kruzal came in.

Minutes from January 11 and January 25, 2006 Regular Meeting were accepted as amended.

Shadow Wood – Joe Parcella and Kate Costello, Colony Reality came before the Board to have the mylar signed for the Shadow Wood Development. Everything has remanded they same except the names of the streets. They also verbally asked for an extension of two years, making the expiration date June 30, 2008. Parcella also asked permission not to record the mylar until after the completion with Natural Heritage and the Conservation Commission.

Joseph Kruzal asked if this project is in a polygon. Parcella answer was yes it is.

Kruzal asked when they would like to get started. Parcella's answer was as soon as possible.

Kruzal stated Colony must file with the E.P.A. and Storm Water Phase II.

John Flynn said there is a need to step up the escrow account at some point.

Parcella stated they would come back at a later date to discuss sidewalks.

John Flynn made a motion to extend the contract from July 12, 2007 to June 30, 2008, Joseph Kruzal seconded the motion. The vote was unanimous three to zero to extend the contract. Vote: Yes- Dolben, Kruzal and Flynn No- 0

Michael Kane- Michael Kane came back to the Board to let them know he will be coming into the next meeting with an ANR mylar to be signed. The mylar will be on property at the end of Martin Farm Road map and block 2-4, 2-15, 7-23, 7-28, and 7-32, that was discussed at the previous meeting. Flynn asked if Kane had discussed different options with anyone and his reply was yes but he felt this was the best solution.

Chris Haulch- Chris Haulch, Steepleview Drive, was asked to come before the Board to discuss dirt removal from his property. Flynn did a recap of what was discussed at the meeting of September 28, 2005. At that time Haulch stated he was almost done with the removal of dirt. Flynn asked what happened. Haulch said the rain was a big factor in not being able to keep moving and getting it done. Another factor was working a five hour day; he could not get much work done with that time constraint. The other problem he ran into was stumps. They found a lot of stump buried in his back yard, maybe five hundred to six hundred yards of stumps.

Flynn asked if Haulch had a drawing with what grading is going to be done. Haulch's answer was no. Flynn stated a plan needs to be drawn up of what Haulch would like to achieve. Flynn stressed a drawing is needed. Haulch asked how to go about getting a drawing like that. Flynn said anyone with a transient can do that.

Haulch asked if one of the Board Members could meet with him to explain what he is trying to do to his yard. Flynn said he would meet with Haulch on Thursday morning at

nine o' clock to go over what Haulch was trying to achieve. Flynn stressed a drawing was still needed.

Flynn asked how many loads are left to remove. Haulch said it is hard to tell but they are very close to the end.

Warrant Articles- Dolben discussed with the Board changing of the PURD secondary age. Dolben stated he would like to see the age set somewhere around forty (40). Flynn said he would not object to thirty (30) or thirty five (35). Reeves likes the age of fifty (50). Flynn asked if forty (40) would be a good compromise for all. Everyone agreed and Dolben said he would work on the wording for Town Meeting.

Flynn would like to change the amount of dirt allow for removal. The amount allowed by the bylaw now is fifty (50) yards. Mark Feeney had suggested making that amount higher at a previous meeting. The Board figured out the amount of a medium sized foundation and the dirt amount should be about two hundred fifty (250) yards. All agreed that was a good amount. Dolben will draft the wording for the next meeting.

Tall Pines- A bill came in from Tighe and Bond and it will be paid when the escrow money comes in from BB Holdings.

Dolben asked if we can set up an escrow account for engineering inspection, landscaping and drainage issues that might come up. Flynn said the conditions must be met and approved. Maybe a covenant would be changed into an escrow account at some point. This issue will be discussed at a future meeting when all parties are present.

Golf Course- William Tragakis, Hampden Country Club, asked permission to allow access over Wilbraham Road for golf carts as the new fleet of carts will have tops and will not fit in the current tunnels. Flynn reported to the Board this issue was presented to the Selectmen and they granted Tragakis's request.

Vincent Bongiorno- Vincent Bongiorno, Scantic Road, came before the Board for information on an ANR. Flynn explained he needed a mylar drawing with the entire parcel. Bongiorno will be back at a future date for an ANR signing.

Scantic Meadows- A bill came in from Tighe and Bond and was paid. Reeves has asked for more money to keep the escrow account going. The Board is waiting for the check to come in.

Kruzel made a motion to adjourn and Reeves seconded it. Vote: Yes – Reeves, Flynn, Dolben and Kruzel. No- 0

Meeting Adjourned 8:35

Submitted by: Jane M. Budynekiewicz