

Approved March 8, 2006

**Minutes of Regular Meeting
February 22, 2006
Town House 7:00**

Members Present: John D. Flynn, Joseph Kruzel, Robert Majkut and Anthony Bongiorno, Associate Member

Members Absent: Joseph “Charlie” Dolben, Chair, Melissa Reeves

Meeting opened at 7:00

Shadow Wood- no update

Scantic Meadows – If there is a decent spring the developer could make up some lost time. In a past meeting, Melissa Reeves reported to the Board she had asked for money to replenish the escrow account and the Board is still waiting for that money to come in. Reeves will keep the Board posted on the project.

Warrant Articles – The Board reviewed the write up of the warrant articles regarding the age change in the PURD bylaw and the Earth Removal bylaw change. And agreed with the word Joseph Dolben came up with. A date of March 22, 2006 was set for the Public Hearing for the Articles. Robert Majkut, John Flynn and Joseph Kruzel all stated they were available for that meeting date.

Chris Haluch – Chris Haluch, 26 Steepleview Drive came before the Board at the Board’s request. He was asked to make a drawing of the dirt removal and did bring it with him. Haluch stated he was done with the dirt removal for the most part. He may have as many as five or six truck loads left to remove but he is not sure. The Board asked Haluch to call the office before any dirt may be taken off the site. Haluch agreed but did state he was moving dirt around for grading purposes and some of the dirt must be brought to his neighbor’s yard (65 Main Street). The only way to do that however: is to load it into a truck and drive it around. The Board agreed to allow Haluch to do that. The Board thanked Haluch for coming in.

Tall Pines – The M.E.P.A. met at the Tall Pines site and decided they had no jurisdiction over this site.

C.P.C.T. – There will be a conference on March 18, 2006 at Holy Cross College in Worcester it will be decided at the next Planning Board meeting if any members will be attending.

Selectmen Meeting Update- John Flynn and Robert Majkut reported Howlett Hill Road was discussed at the Selectmen’s meeting. The N.E. Grid / Verizon representative was at the meeting. She said ten poles will be placed on the site the cost going to the landowner. The problem is the placement for the poles. Majkut does not want the trees on his property cut down. The trees were placed for a noise and dust barrier. The meeting will

be continued to work out a solution. There is also an issue with drainage on the roadway. Robin Warner stated she thought the Conservation Commission also had a concern with the trees on the right and the landing area.

Robin Warner - Robin Warner, Scantic Road came to the Board with questions regarding developers and land owners that do not follow the bylaws of the Town when building. Warner asked if a moratorium can be placed on builders that do not follow the bylaws. Kruzel said it can be done but you must have good documentation. Warner and Bonnie Geromini have done some research and found there was a list of towns that do this. They will do some more research and find out how it is done and come back to the Planning Board.

Warner also asked if the houses on South Ridge Road have C.O. and if they do not can they be held up until they are in compliance with bylaws. Warner and Geromini have some suggestions to help solve the problem of not following the bylaws:

If a house has been built and did not follow the bylaws a consultant could be hired (at the expense of the homeowner) to come up with solutions to bring the violations in compliance with the bylaws. The homeowner would then have to fix all problems.

A Clerk to oversee all permitting application and make sure all departments have signed off on the permits and all paperwork is completed before getting a building permit.

Flynn said that weekly hours would have to be budgeted and everyone would have to agree to have this person on staff.

The Board asked to have Warner and Geromini come back with their research completed and discuss at greater length on March 8.

Robert Majkut made a motion to adjourn, Flynn seconded it. The vote was unanimous to adjourn.

Meeting adjourned 8:05 PM

Submitted by: Jane M. Budynekiewicz, Clerk