

Approved July 12, 2006

**Minutes of Regular Meeting
June 14, 2006
Town House 7:00**

Members Present: Joseph “Charlie” Dolben, Chair, Joseph Kruzel, Laurie Niles

Absent Members: Robert E. Majkut and Anthony Bongiorno, Associate Member

Minutes: The minutes from May 24, 2006 were accepted as written.

George Eliopoulos – George Eliopoulos, 52 Somers Road came before the Board to ask for an extension to October 31, 2006 for the moving of the shed to make his lot a legal building lot. When he came in to the March 22, 2006 meeting for his ANR he was given a deadline of July 31 to move the shed. Eliopoulos explained he is now going in front of the Conservation Commission and would like to make sure he passes all requirements for the Conservation Commission before moving the shed.

Joseph Kruzel asked if this parcel has been registered and Eliopoulos replied it has not.

Joseph Dolben asked if Eliopoulos would be moving the line back if this does not pass before the Conservation Commission.

Kruzel explained to Eliopoulos has two (2) choices. First if the Conservation Commission passes everything and he can build the shed gets moved or second Eliopoulos comes back to the Planning Board by Oct 31 to get the line erased and creating the original one (1) lot.

Kruzel made a motion to allow Eliopoulos the two options for the lot either moving the shed or having him come back to the Planning Board and erase the line. Laurie Niles seconded it. The vote was unanimous to allow Eliopoulos the two options.

Vote: Yes- Niles, Kruzel and Dolben No- 0

Letter of Attorney General – The letter drafted by Dolben and refined by the Town Clerk was reviewed.

Tall Pines – The Selectmen asked the Planning Board to pay one hundred dollars of the Dave Martel bill as Martel’s time was used discussing Tall Pines. The Board agreed to pay the money as soon as it comes in from Mr. Cimmino.

Colony Hills (Shadow Wood) – This project is in the Conservation Commissions process at this time.

Scantic Meadows – Mr. Turnburg and Civil Engineering seem to be in some sort of disagreement on this project and are looking for the Planning Board's approval on some issues. The problem seems to be, Dolben explained, they are not following proper procedures. The Planning Board is asking the advice of the Town Engineers, Tighe and Bond.

At the last meeting a letter from Mr. Speight was discussed. Dolben re-read the letter and felt Speight's request to put in propane tanks at each house instead of running a gas line was less of a concern on this project.

Kruzel made a motion to write a letter allowing the change from a gas line to buried propane tanks at each house, Niles seconded it. The vote was unanimous to allow the propane tanks buried at each house as it lessens the scope of this project.

Vote: Yes- Niles, Kruzel and Dolben No- 0

There is some issue with the stone that the Town Engineer is looking into.

Howlett Hill – no update

Board Vacancy - The Board received an application from Cornelius Flynn to fill the vacancy left by John D. Flynn. They voted to close the application for the Planning Board. The vote was unanimous. Vote: Yes- Dolben, Kruzel and Niles No- 0.

A motion was made by Kruzel to make a favorable recommendation to the Selectmen for Flynn to fill the position, Niles seconded. The vote was unanimous.

Vote: Yes- Dolben, Kruzel and Niles No- 0.

The Board will attend the Selectmen's meeting on June 19, 2006 to bring the recommendation forward.

Applications for Clerk Position – The Board would like to interview the two (2) candidates for the clerk's position on June 19, 2006 after the Selectmen's meeting.

Building Inspector – The Building Inspector, Mark Feeney came to the Planning Board for informational purposes. He asked about a property at 20 Baldwin Drive. They would like to put on a garage. They do not have enough room on the side the setback would be short. However, Feeney explained the house was built in 1967 and the bylaw at that time stated the sideset back is 25' and this is pre existing. It should be grandfathered. Dolben will call Don Schmidt with the state and get back to Feeney on this issue.

C.P.C. Elections - Kruzel asked that this issue be tabled until the next meeting.

Niles made a motion to adjourn and Kruzel seconded it. The vote was unanimous to adjourn.

Meeting adjourned: 8:20

Submitted by: Jane M. Budynkiewicz, Clerk