



Regular Meeting and Public Hearing

Wednesday, July 11, 2007

ATTENDANCE:

MEMBER	PRESENT(x)	ABSENT(X)
Neil Bagdis	x	
Julie Jacobson	x	
David L. Bennett	x	
Henry B. Stidsen, Jr.	x	
Pamela Vasil		x

Other Attendees: Richard Grensavitch, Kenneth Grensavitch, Debra Grensavitch, JoAnn Schold, Paul Schold, Matt Schold, Randa Tawandros of Land Planning, Jerry Kuntz, Helen Kuntz, Jack Malone, Srinivas Emani, Grace Bray, Joan Riopel, Kristina Porcelli, Gino Porcelli, Charlie Blanchard, Mike Putnam, Joanne Savignac, Richard Hefy, Telegram and Gazette, and Ms. Williams, The Landmark.

Neil Bagdis called the meeting to order at 7:30 p.m. May 7, 2007 minutes were approved unanimously on a motion by N.B. and seconded by J.J. June 12, 2007 minutes were approved unanimously on a motion by N.B. and seconded by H.S.

ANR, Owner, Richard Grensavitch, 0 Laurel Street (Map 14, Lot 9)

Continued from June 12, 2007. Richard Grensavitch came before the board with a revised plan to create one new lot at the above mentioned property. Neil again reclude himself from discussion on the matter. The board members reviewed the plan that was proposed at the last meeting, as J.J. had not been present. The revised plan proposed a lot with 125 ft of frontage, approximately 2.8 acres, and meets requirements under the R factor. The plan was approved unanimously on a motion by H.S. and seconded by D.B.

Temporary Accessory Use Apartment Permit, Owner, Gerald L. Kuntz Sr., 7 Johnnel Street

Gerald L. Kuntz Sr. filed an application for a temporary accessory use apartment at 7 Johnnel Street to be used by his wife's parents. The apartment is approximately 580 sq feet. Then area that will contain the apartment was originally designed as a garage on the original plan. A mudroom will adjoin the two dwellings and is not included in the square footage of the apartment. Details of where the house lies on the lot and parking areas were not shown on the plan but were available on the septic plan. D.B. stated that he was not sure if the septic design was adequate for the dwelling based on the four bedroom plan because of the second kitchen and the waste water it would produce. A motion to approve the plan conditionally on the fact that a letter from the Board of Health is received stating that the septic design is suitable for the home was made by D.B., seconded by J.J., and approved unanimously.

Public Hearing – Juniper Mist Estates

Paul and Joanne Schold represented by Land Planning Inc came before the board with a definitive plan to create a 17 lot subdivision with two cul-de-sacs off of Marshall Street. Each residence will have private septic systems and town water.

Neil stated that there are several issues that have come to his attention through the Police Department, Fire Department, Highway Department and The Water Board and told the applicants that he did not feel that this plan is ready for submittal. Neil asked if they have received approval of the Water Board to connect this development to the existing infrastructure. Jack Malone stated that The Water Board has not approved this plan and did not have enough information to come to a decision at the time of the last meeting. Paul Schold stated that there is enough water for domestic use, but not enough water pressure

to meet fire safety requirements. He mentioned that they are looking into the possibility of a booster station or pump. Randa stated that an alternative plan will be submitted at the next Water Board meeting. Neil reiterated to the applicants that the plan had to meet approval of the Water Board before the Planning Board could approve it.

Mike Putnam from DPW stated that he would like to see changes to the existing plan including sidewalks continuing around both sides of the cul-de-sacs, 12 foot wide gravel access roads to the detention ponds, no granite curbing, and a one foot wide Cape Cod style berm throughout the development. Joanne Savinac of The Board of Assessors reviewed the concern about the 6 acre parcel behind the development that will be left open and possibly left untaxed. Jack Malone was also concerned with this parcel of land being "land locked" with no access to the area. Neil informed the petitioners of the fire chief's opinions, including the issue of fire safety and the concern that the cisterns are not acceptable, they do not meet insurance requirements and there is a maintenance issue. Responses from other town departments were reviewed, including the Police Chief's concerns about the line of sight and reaction time. The Board of Health's only concern at the time was the issue of arsenic in well water in the area.

The petitioners will request an extension for a decision for October 20, 2007. The public hearing will be continued to the September Planning Board meeting. The board also informed the petitioners of the affordable housing provision and will clarify the details with Town Counsel.

A motion to accept an extension for approval to October 20, 2007 and to continue the Public Hearing to September 12, 2007 was made by D.B., seconded by J.J. and approved unanimously.

Other Business

Planning Board mail was approved. Julie Jacobson signed the reorganization and authorization forms. Pamela Vasil was reappointed as the delegate to CMRP with David Bennett as an alternate. A bill warrant for the Landmark was signed.

The meeting was adjourned at 8:25 p.m. on a motion by H.S. and seconded by J.J.

Respectfully submitted,

Sarah Cole