



Regular Meeting

Monday, December 12, 2005

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: Mike Putnam (Superintendent DPW), Robert Duby, Doris Soderman, Tony Haghani.

Neil Bagdis, the Chairperson, called the meeting to order at 7.02p.m. The November 21, 2005 minutes were approved on a motion by D.B. and 2<sup>nd</sup> by P.V. (3-0).

**Woodland Heights LLC, Highland Village**

Kevin Quinn of Quinn Engineering was not at the meeting. N.B. did read his previously submitted progress report to the Board. H.S. enquired about the moving of the hay bales which was going to be done in the Fall and now is going to be done in the Spring.

A letter was received from Kevin Quinn requesting, on behalf of Woodland Heights, the \$10 000 surety paid to the Board when the project was approved, with the stipulation that after a year, if the drainage system on Forestdale detention basin was operating correctly, to be refunded to the developer. H.S. confirmed that it has been dry since the repair.

D.B. moved to start the process to return the funds as above. P.V. 2<sup>nd</sup> (4-0).

**ANR : Petitioner Robert Duby : Owner Doris Soderman**  
**0 Central Ave (Map 30, Lot 149)**

Tony Haghani is the Surveyor and President of the HS and T Group representing Mrs. Soderman and Mr. Duby.

A new plan was submitted to the Board.

T.H. confirmed that this piece of land was subdivided and one parcel sold in 1987 and was recorded in the Worcester County Courthouse, but the rest of the land was never recorded in the Court. They are requesting an ANR to allow Mrs. Soderman to sell this property to Mr. Duby.

They had the assurance from the Building Inspector that this is considered a grandfathered lot as per his letter of August 13, 2005. After receiving this letter T.H. continued to survey the lot and show it as per the deed but realized there was an error. The parcel wouldn't close due to an incorrect bearing on the back of the lot which he corrected, therefore the new plan shows a square footage of 39081 and is standing by itself and is therefore grandfathered.

D.B. advised that it is still not a buildable lot as there is not sufficient square footage. The letter from the Building Inspector was based on the deed which showed 40 600 square feet which is incorrect. The Board can approve the lot as there is sufficient frontage, however this doesn't mean it is a buildable lot.

T.H. requested that the Board approve it and then let the Building Inspector decide if it is a buildable lot or not. A letter is to be sent to the Building Inspector from the Planning Board to advise him of this discrepancy. D.B. passed a motion to endorse and approve the plan as it does meet the requirements for an ANR. H.S. 2<sup>nd</sup> (4-0).

A simple solution would be for Mrs. Soderman to add some land from the other parcel to make that a buildable lot.

N.B. wanted everyone involved to understand that if the Board approves this as a closed lot, they run the risk if the Building Inspector rescinds his letter.

### **Budgets for Fiscal Year 2007**

P.V. passed a motion to accept the budget, H.S. 2<sup>nd</sup> (4-0).

The Board was advised that monies received go into the General Fund of the Town and not back into the Planning Board Budget.

An invoice from David Ross and Associates for the as built review is to be sent directly to Gladhill and Associates for payment.

The Master Plan Proposal was not on the agenda so was not discussed in detail however N.B. suggested the Town Administrator, Charlie Blanchard, be the overseer. As time is limited for the members to attend bi-weekly meetings is suggested that a member carries a few months at a time. It needs to be made up as a committee at large and he felt Chris Baehrecke would be the best candidate to be the chairperson. He is fully aware of what is going on in the Town, has been a Planning Board member for 10 years, was involved with the rewriting of the Zoning and Subdivision laws and is always looking out for the best interest of the Town. N.B. will speak with Charlie and possibly have the Master Plan Proposal discussed at our next meeting.

The next meeting of the Planning Board is to be held January 9th, 2006.

Meeting was adjourned at 7:45 p.m. by a motion from P.V. and 2<sup>nd</sup> by H.S. Approval was unanimous (4-0).

Respectfully submitted,

Tracey Coetzee