



Regular Meeting

Monday, July 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-Sagarian	x	

Other Attendees: Mike Putnam; C. Blanchard

Neil Bagdis, the Chairperson, called the meeting to order at 7.05 p.m. The May 16, 2005 minutes were approved by D.B. and 2nd H.S. (4-0) by with an amendment that Dave Bennett recused himself from the discussion on Steve Wilder's Temporary Accessory Use Apartment as he had given him some legal advice on another matter.

Woodland Heights LLC, Highland Village

Kevin Quinn of Quinn Engineering submitted his progress report to the Board, (copy attached).

K.Q. confirmed to the Board that there is only one large well being drilled for the whole site for water supply to the irrigation system.

The sections in front of the properties up and down Highland Street have been loamed and seeded and for the most part have taken. There has been some washout in front of Mr. McGovern's property, but they will take care of that.

Mike Putnam, Superintendent of the Paxton DPW said that Mr. Ian Wentworth, of 36 Highland Street had called to ask if he could someone private in to fix the edge of his drive as the gravel at the lower end of his driveway is very high and loose and he is concerned about using his snow blower there when the need arises. Mike confirmed that the DPW will undertake to remove the loose gravel and patch this area with some asphalt.

K.Q. mentioned in the turnaround at the end of Highland Street some asphalt is broken on the edge. This is going to be cut out and repaired and once done the whole area will be top coated.

H.S. queried the distance of the fire hydrant's steam point from the ground. It should be around 30" from the ground whereas the one's within the project are only 18" off the ground. This could cause a problem when it snows for visibility etc. K.Q. confirmed that he will have that checked.

M.P. confirmed to the Board that the areas that had been loamed and seeded had taken and the small trickle of water coming out of the project is normal surface water. This is a problem of Storm Water Management inherited by the Town, as there are no catch basins up that end of the street. Last year with plow damage, unstable soils and torrential rains there was bound to be a lot of water. At this point everything is stable and the ideal situation would be to put in berms and more catch basins. N.B. mentioned the problem that Center Drive had been experiencing previously with water which seemed to be coming off from the leeching field and ponding in their yards, causing wet basements etc. He confirmed that it is not a Highway issue and we will get feedback at some point from the residents of the situation. Mr. and Mrs. Shooshan did comment that they are pleased with the results thus far from the loaming and seeding.

ANR : Andrew Gallagher: 13 Dunanderry Way

Mr. Gallagher requested that 11081 ft on Holden abutting 13 Dunanderry Way to be added to #13 Dunanderry Way. This land is being given by Mr. Krus of 16 Dunanderry Way, The Board agreed that all the requirements have been met and the ANR was approved on a motion by H.S., and 2nd by D.B. (4-0).

CMRPC

Pam Vasil-Sagarian accepted appointment as delegate to CMRPC. This was accepted on a motion by D.B. and seconded by H.S.

N.B. referred a question to Charlie Blanchard regarding the concern that Fred Goodrich had with the discussion that took place for the impact fee on Highland Village. F.G. felt that it should be worded as more of a gift and NB advised that the Board was against that as the indications would be the Town is being bought. It is an impact fee and there may be future impact fees on projects that come before the Board depending on what ramifications the Board sees whether through Public Hearing or through comments coming back through our advisors. The money would be brought in as an impact fee and would then fall into the Finance Committee, Selectman's office to determine what to do with it.

C.B. confirmed that since that discussion it has been recognized as an impact fee. The monies would possibly be spent on the windows for P.C.S.

C.B. said that the BOS would like to look to the Planning Board to assist: 1) investigate and recommend a growth plan consistent with a master plan. 2) support and coordinate BOS plan for master plan. J.J. asked if there was a budget for this master plan and it was confirmed that there isn't. The idea is to begin with it for FY06.

Glad Hill Associates. LLC

Mike Putnam had some concerns regarding Glad Hill.

M.W. had confirmed that the road will be done by the end of August to hand over to the Town.

N.B. confirmed that the sidewalks for Phase 1 were 4ft and for Phase 2 were 5'. During Phase 1 the Light Department did not set things back far enough so they could only put in a 4' paved walking surface. When they did Phase 2 they then went to 5'. The Board was aware of this and accepted it as well as the fact that the sidewalks go down through the cul-de-sac at the end and return loop and then stop. This was due to an oversight from all parties during the stages between the preliminary and definitive plan stage. The cape cod berm is fine and the road will be top coated shortly.

It was discussed, as per previous meeting, that they will also install a 15ft buffer strip in the driveways of the last 3 lots

M.P. confirmed that the road looks fine and agreed that if there were any other concerns he would bring it to the Board.

D.B. asked as the Planning Board when the Board of Appeals gets a variance on a Special Permit should a copy to be sent to the Board for review and comment and we then have an option to recommend or not. Nancy agreed that she will arrange for this to happen and it can form part of the Planning Board's agenda to discuss prior to a Hearing.

The May 16th 2005 minutes were approved on a motion by D.B. and 2nd by J.J. All in favor (4-0)

The next meeting of the Planning Board is to be held September 12th, 2005.

Meeting was adjourned at 7.55 p.m. by a motion from H.S. and 2nd by D.B.
Approval was unanimous (5-0).

Respectfully submitted,

Tracey Coetzee