



Regular Meeting and Public Hearing

Thursday September 13, 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: Paul Schold, Joann Schold, Matt Schold, Norman Hill, Robert Moss, Albert Sandberg, Joanne Savignac, Mike Putnam, Charles Bolster, and Jack Malone.

Neil Bagdis called the Planning Board meeting to order at 7.03 p.m. The June 12, 2007 minutes were approved on a motion by D.B. seconded by H.S. and approved unanimously.

Public Hearing – Juniper Mist Estates

Continued from July 11, 2007.

Paul and Joann Schold, represented by Land Planning Inc. again came before the board with a definitive plan to create a 17 lot subdivision off Marshall Street entitled Juniper Mist Estates. Neil told the applicants that the major concerns with the plan are water and fire safety. He asked if Water Board approval had been met. Norman Hill stated that the plan has yet to be approved by the Water Board, but they are making progress. Charles Bolster, Jack Malone and Mike Putnam were in attendance to address the issues.

The following was stated:

- The water pressure in the area is not adequate to meet fire safety requirements.
- DPW recently serviced the water valve in the center of town. This valve was thought to be stuck partially shut. They found that the valve was actually stuck open and also discovered that the water main that runs down West Street is an eight inches line, not the ten inches that was expected.
- The town's hydraulic module will need to be revised with the eight inch water main on West Street before Water Board approval can be met. The town's engineer, Tatum & Howard will review the module and possible solutions to the water pressure issue.
- A possible solution includes a new water main from Maple Street to West Street and a booster station to increase pressure.
- Insurance requires 250 gallons per minute for a minimum of two hours.
- Cisterns will not be acceptable.

Neil Bagdis stated that he does not feel the Scholds have addressed the concerns from the preliminary plan. The Planning Board will not approve this plan without Water Board approval. The Scholds are working out the affordable housing provisions, which will be addressed at the next meeting. The Scholds will also be building all of the roads in the development, and stated that the contracts for such have already been signed. Paul and Joann Schold will meet with Robert Moss, owner of Kettle Brook Golf Course to address his concerns and come to an agreement.

The Scholds requested a sixty day extension for decision (November 20, 2007), and an extension for the Public Hearing (November 5, 2007). The Scholds agreed to inform all abutters of the next Public Hearing date with a certified letter.

A motion to approve the written extension was made by D.B., seconded by H.S. and approved unanimously.

The Public Hearing was closed at 8:05 p.m.

Other Business

The Temporary Accessory Use Apartment Permit for Gerald L. Kuntz Sr., approved conditionally at the July 11, 2007 Planning Board meeting was signed after review of a letter from the Board of Health stating that the four bedroom septic design was suitable for a two kitchen home.

Planning Board mail was reviewed.

The next Planning Board meeting was scheduled for Monday October 15, 2007.

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

Respectfully submitted,

Sarah Cole