

Minutes of meeting held on January 28, 2003

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Meeting opened at 7:13 p.m.

Present were Mary vandenBerg, James Wettlaufer, Steven Anderstrom, Howard Fife, Marguerite Choquette and Brad Noble. Absent was Helen Kreiger.

Minutes of January 21, 2003 approved and signed by Mary.

Gina and David McLaughlin joined the meeting to discuss building a home on the corner of Union and Maybrook roads. As this lot is one of the three N.O.I.'s given to the HCC by Mark Farrell tonight we explained the procedure and time line to Mr. & Mrs. McLaughlin. They were looking for a letter from the HCC that this lot is o.k. from a conservation standpoint in order to get Bank loan approval.

The continuance of the Public Hearing for Lot #5, Maybrook Road, was opened at 7:40 p.m. Mr. Brunner was present. Mark Farrell from Green Hill Engineering discussed the project. The HCC had previously asked Mark to submit a revised first page of the N.O.I. and a revised drawing indicating the location of the drain that runs under Maybrook Road. These documents were not received. A driveway permit, approved by Brian Johnson, the Highway Surveyor, and the Selectmen, has not been accomplished at this time. Due to the wetland area being continuous in both lot #5 and lot #6, members feel that plans for Lot #6 should also be submitted for review. Both Mark and Mr. Brunner feel that we should consider lot #5 only. After much discussion regarding the brook, stabilization of the sides of the driveway cut, the swale and Mr. Brunner's offer to put in a runoff control basin, it was agreed by all present that another site visitation would be arranged, weather permitting, and that the public hearing be continued to February 11, 2003 at 8:15 p.m. Mary to contact Brian and request that he attend the hearing.

Procedure Sheet #02-0622 issued to Mr. Brunner to build a single family home, Map 8, lot C-1, marked as lot #5 on site. See above for action taken.

Procedure Sheet #02-0621 issued to Mr. Brunner to build a single family home, Map 8, lot C-1, marked as lot #6 on site. No plans submitted to Building Inspector. This procedure sheet was not brought to the HCC for consideration.

Letter from Ms. Bessie Nickerson, Executrix of estate of Andrew Manickas asking if the HCC would be interested in receiving 12 parcels as a gift. These were purchased at the land auction and are all of little value. Jim took a copy to discuss with Selectmen as to what approach the town should take regarding these lots. We discussed these lots but no official action taken.

Notice of Intent received from Richard DiBonaventura, owner, to construct a single-family home at 1 Maybrook Road, Map 8, Lot D 6.2. Public hearing will be held on February 11, 2003 at 7:30 p.m. Notice sent to Union news on 1/29/03.

Notice of Intent received from Richard DiBonaventura, owner, to construct a single-family home on Lot B Union Road, Map 8, Lot D 7.1. Public hearing will be held on February 11, 2003 at 7:45 p.m. Notice sent to Union news on January 29, 2003.

Notice of Intent received from Richard DiBonaventura, owner, to construct a single-family home on Lot A Union Road, Map 8, Lot D 6. Public hearing will be held on February 11, 2003 at 8:00 p.m. Notice sent to Union news on January 29, 2003.

Three checks received from Mr. DiBonaventura, \$137.50 each, for filing fees. Check in the amount of \$75.00 representing legal ad costs received from Green Hill Engineering for the above 3 NOI's, \$25.00 each. On 1/28/03 four checks were given to the Treasurer.

Procedure Sheet #02-0624 issued to Escape Estates, Main Street, Sturbridge, to construct a single-family home at 36 Craig Road, Map R22, Lot C-7. Mark presented plan. The plan showed two driveways, one in excess of 100 feet. Due to potential drainage problems with this driveway, it was suggested by the HCC that only the shorter driveway be put in place. Mark to discuss the drainage problem with Escape Estates and return to the HCC. No action taken.

Brad notified the HCC that the selectmen have placed a moratorium on discretionary spending.

Motion to adjourn made by Marguerite, seconded by Mary. Closed at 9:15 p.m.

Submitted by:

  
J. Bradford Noble, Secretary

Copies to:

Selectmen  
Town Clerk  
Board of Health  
Planning Board  
Building Inspector  
Highway Surveyor  
HCC Chairperson

