
Minutes of meeting held on February 11, 2003

Meeting opened at 7:05 p.m.

Present were Mary vandenBerg, James Wettlaufer, Steven Anderstrom, Howard Fife, Helen Kreiger, Marguerite Choquette and Brad Noble. Absent – none.

Mary signed minutes of the discussion meeting, no quorum present, held on 2/4/03.

Brad reported that Deborah Sichol sold her property on the easterly side of Mashapaug Road, lot #1-R, to Roy and Kimberly Walker in December 2002. Brad has no record of the filing of the Order of Conditions being recorded with the Hampden Registry of Deeds. The HCC will write a letter to Ms Sichol requesting a copy of the filing documentation issued by the Registry. If no filing was done, Mr. Walker will need to file the Order on his deed, Book 12795, page 417. As Ms. Sichol has the original she will need to give it to Mr. Walker. No work can be done on this property until proper filing is done.

Minutes received from the Planning Board were read for informational purposes.

Voucher for the Union News in the amount of \$70.50 covering the 3 legal notices for Mr. DiBonaventura approved and given to the Treasurer.

Procedure Sheet #03-0629 issued to Richard DiBonaventura, Southbridge Ma, to construct a single-family home at 1 Maybrook Road, Map 8, Lot D 6.2. Public Hearing for this project opened at 7:37 p.m. Joining the hearing were Joanne May, 77 Union Road; Bob Kievra, 86 Union Road and Gina & David McLaughlin, Ashland MA. Mr. Mark Farrell from Green Hill Engineering presented the plans and answered questions. The Mass DEP has assigned # 184-154 to this project. As there is work being done within the Buffer Zone, they require that adequate erosion and sedimentation controls are put in place. The plans indicate that these controls are required. The HCC indicated to Mr. & Mrs. McLaughlin, future property owners, that if they plan to do any work in the future in the buffer zone they need to come to the HCC for approval. We indicated that no work could be done within the vegetated wetlands. Due to the fact that no driveway permit has been applied for and the Treasurer has received no deposit, we were unable to approve the procedure sheet. An Order of Conditions will be presented to the HCC when the approval of a driveway permit by the Selectmen and receipt of the deposit has been done. Public Hearing closed at 7:55 p.m.

Procedure Sheet #03-0628 issued to Richard DiBonaventura to construct a single-family home on Lot B, Union Road, Map 8, Lot D 6.1. The Public Hearing for this project opened at 8:05 p.m. Those in attendance for the previous hearing stayed. The Mass DEP has assigned #184-155 to this project. Their notification included many requirements that must be addressed by both Green Hill Engineering and the HCC. There were many questions raised by the HCC which pertained to the wetlands, location of home, cut line for tree removal, need for culvert, size of culvert and effect on existing wetlands when culvert is put in place and runoff problems. The abutters gave the HCC a list of suggested requirements that they wish to be considered when writing the Order of

Conditions. Mr. Brian Johnson joined the meeting. A driveway cut application and deposit has not been done for this project. Due to the many problems and requirements with this project, the Public Hearing as been continued March 25, 2003 at 8:00 p.m.

Procedure Sheet #03-0627 issued to Richard DiBonaventura, to construct a Single-family home on Lot A, Union Road, Map 8, Lot D-6. The Public Hearing for this project was opened at 8:35 p.m. and quickly continued to March 25, 2003 at 7:30 p.m. due to the hearing on the Brunner project that was scheduled for 8:15. DEP project #184-156.

The continued Public Hearing for Brunner Development, Inc., regarding Lot #5 on Maybrook Road, opened at 8:40 p.m. Brian Johnson remained for this hearing. Jim gave a report on a site visitation on 2/5/03 that he and Brian made regarding the driveway and drainage problem on Lot 5. Brian is suggesting that the 3 oak trees on the edge of the road in front of lots 4 & 5 be cut down to allow for widening and installing drainage down the side of Maybrook road. He also wants the driveway on lot 5 to contain all water on the lot in such a manner that the driveway is lower than the road surface. He will also be requesting that the banks be cut back to allow visibility to enter and exit. Mark has been claiming all along that the brook that flows under Maybrook Road thru a culvert is intermittent. Brian claims that he sees flowage year round and he has to maintain the culvert year round. The HCC had requested a revised plan showing the location of the culvert, a plan indicating the plans for lot #6 as the wetlands cover both lot #5 and #6, an approved driveway cut and notification from the Treasurer that the deposit has been received by the town. None of these requests have been accomplished. Brad suggested that we give Mr. Brunner a few more weeks to comply. Jim suggested that it was up to the HCC if we wanted to continue with the inaction or deny the project. A vote was taken and the HCC voted 6 to 1 to deny the project. It was noted that Brunner Development, Inc. has the right to appeal to the DEP in Springfield within 10 days of the issuance of an Order of Conditions. Public Hearing was closed at 9:00 p.m.

Motion made by Marguerite to adjourn, seconded by Helen. Meeting closed at 9:00 p.m.

Submitted by:


J. Bradford Noble, Secretary

Copies to:

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

