

Meeting opened at 7:07 p.m.

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

Minutes of meeting on June 17, 2003 read and approved. Signed by Mary.

Procedure Sheet #03-0698 issued to Christina Killizli-Salameh, 27 Island Road, Map R10, Lot A-27, to build a 4' X 28' retaining wall plus two perpendicular walls. Applicant was Mr. Ivan C. Bracamonte. After indicating that no trees will be cut and no heavy equipment will be used, all approved and signed by Mary.

Public Hearing for Notice of Intent filed by Brunner Development, Inc. for construction of SFH on lot #6, Maybrook Road, Map C-8, Parcel 1.6 opened at 7:30 p.m. In addition to Mr. Brunner, owner and Mr. Mark Farrell from Green Hill Engineering, Mr. & Mrs. Thibeault were present at the hearing. No procedure sheet had been completed. Brad indicated that there were Real Estate Taxes due on this Parcel and according to the Town By-laws, no approval may be given a project when taxes are due. The Commission with Mark reviewed the project plans with the following comments and requests. Howard remarked that the project was 100% within the buffer zone. Mr. Brunner indicated that the plans were drawn to have the least amount of disturbance of the property. The issue of whether or not the brook that enters Lot #5, very close to the boundary of Lot #6, is a perennial or intermittent brook was discussed. The Commission and the Highway Surveyor believe that it is a perennial brook and therefore the rules pertaining to perennial brooks apply. Mark stated that he has seen the brook dried up two years ago and that the U. S. Geological Survey map does not indicate that it is a Perennial brook and therefore feels that it is not perennial. The plan as submitted was not a complete lot plan. The Commission requested that a complete plan be in our hands by the July 1 meeting, agreed to by Mr. Brunner, which will indicate all wetlands, all wetland numbered flags and land contour lines. In addition, the area of tree removal must be included on the plans. We need this information in order to do a site visitation to determine if there is another viable site location for the project. Mr. Thibeault spoke on his concern of potential buyers doing business with Mr. Brunner considering his dealings with him. We indicated that this has no affect in our decision process. Motion to continue the hearing made by Brad, seconded by Steven and agreed to by Mr. Brunner. Hearing continued to July 8, 2003 at 7:30, which is contingent on getting the revised plans by 7/1/03. Notice of the continuance will be posted thru the Town Clerk.

Public Hearing for Notice of Intent filed by Brunner Development, Inc. for construction of a SFH on Lot #5, Maybrook Road, Map C-8, parcel 1.5, opened at 8:10. p.m. Mr. And Mrs. Thibeault left the meeting. Brad indicated that no procedure sheet had been completed and that taxes were due on this lot. The plan was presented by Mark and discussion mainly centered on the run off problems. The trees that were to be removed per the Highway Surveyor on the driveway cut permit were indicated on the plan. It was mentioned that the driveway must slope towards the lot at its entrance in order that run off will be directed down the swale that needs to be installed along the edge of Maybrook

Road. Mark mentioned that since the installation of the paved parking lot at the condominiums a lot of water has run off down Maybrook Road and caused the deep ruts that exist. Steven mentioned that during the last heavy rainfall he was at the location and did not see any major run off from the parking lot. Mr. Brunner stated that he would reduce the size of the house by 12 feet thereby increasing the distance to the wetlands. Mary read a portion of the minutes where Mr. Brunner had agreed to various conditions on other lots in the development that he did not abide to. Mr. Brunner agreed that he had cut trees on lot #5 during the cutting on lots #1 thru #4. Conditions of developing lot #5 include, but not limited to, are that staked hay bales will be in place, area of construction will be marked and the limit of tree cutting will be marked and must be viewed by the Commission prior to any work being done on the lot. Brad to draft an Order of Conditions for review by the Commissioners. Hearing closed at 8:40 p.m. Mr. Brunner requested a copy of these minutes and it was approved that Brad will send him a copy. Mr. Brunner also promised to pay the taxes due on these two lots.

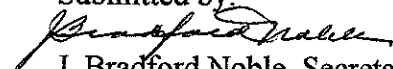
Procedure Sheet #03-0642 issued to Fred & Karen Joel, 9 Park Road, Map R-27, Lots E-01 & 02, to build a single-family home. Review of the engineered plan resulted in the addition of Staked hay bales along Hill Road for erosion control and the necessity of maintaining the swale along Park Road. All approved, plan stamped, Mary signed P.S.

Procedure Sheet #03-0700 issued to Lisa & John Rehm, 36 Williams Road, Map R-12, Lot A-15, to remove 3 trees close to right corner of house. Mr. David Buccelli of D B Tree Service discussed the project. Due to the damage to the foundation caused by these trees, all approved and signed by Mary.

Mary discussed the project being done by Mr. Frechette at 360 Mashapaug Road that is within 100' of the lake. Mr. Frechette obtained no procedure sheet. Brad to write to Mr. Frechette requesting that he come to the Commission next Tuesday to explain the project.

Motion to adjourn made by Jim, seconded by Helen, all approved and meeting closed at 9:20 p.m.

Submitted by:


J. Bradford Noble, Secretary

Copies to:

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

