

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

Minutes of meeting held on Nov. 19, 2002 read, approved and signed by Mary.

Mary received permission to use one of the tables from the office for Thanksgiving. She will return it on Monday, December 2, 2002.

The Commission reviewed e-mails received from Debbie Benveniste by Mary. We were somewhat confused by her request but maybe it has to do with the Town Public Water supply. Mary will respond to Debbie.

Mr. Steve Beyor addressed the Commission requesting our approval on changing the boundary line between Lots #7 & #8 on Leno Road. After discussing various alternatives, the plan as presented was approved by all present. See procedure sheet #01-0353.

Public hearing for the Notice of Intent filed by Mr. Brunner to build a home on lot #5 on Maybrook Road opened at 7:45 p.m. The DEP has assigned #184-153 to this project. Mr. Mark Farrell from Green Hill Engineering was in attendance to present the project. No abutters were present. Howard, Mary, Jim and Steven gave a report on their site visitation on November 17. The lot appears to have been cleared up to the 100' buffer zone without any prior approval from the HCC. The Commissioners were unable to determine the lot boundaries and there was no indication on the lot where the house was to be built. The washing of cement trucks on the other lots was done on the edge of the road in the swale leaving piles of cement. Not in compliance with Good Management Practices. The plans did not show the culvert under Maybrook Road that drains water onto Lot #5. Mark felt that this is an intermediate stream, which at times does dry up during the summer months. The Commission also indicated to Mark that in our opinion, it would be much better to combine lots 5 & 6 into one building lot. Mark did not feel that Mr. Brunner would accept this suggestion. Brad then pointed out that the Notice of Intent indicated that the owner of the lot was J & W Company, in fact, the total property, all 9 acres was sold to Brunner Development, Corp on September 11, 2002. A copy of the deed was shown to Mark. As a result of the above findings, a new drawing will be required, a corrected Notice of Intent filed and the lot properly marked. At 8:20, Public hearing was continued to December 10, 2002 at 7:30 p.m.

The two Public Meetings for two Requests for Determination submitted by Steve Moreau to repair Septic System were held simultaneously and opened at 8:21 p.m. Mark represented Mr. Moreau. Mr. Roy Walker was also in attendance and helped the Commission understand what was being proposed. The following Procedure Sheets were issued: Procedure Sheet #02-0612 issued to Steve Moreau, 101 Sandy Beach Road, Map R-39, Lot F-8, to repair Septic system. Procedure Sheet #02-0613 issued to Steve Moreau, 103 Sandy Beach Road, Map R-39, Lot F-9, to repair Septic system. The Commission studied the maps and drawings, many questions were asked which had to do with non-conforming lots, which is not a HCC issue. Two Negative Determinations of

Applicability were presented to the Commission, each having the following Special Conditions. "Additional silt fence required on the West side of Sandy Beach Road before work starts. All necessary permits shall be obtained prior to construction. Should any board or Department determine that this project is not legal, this determination is null & void." All members present signed the determination. Brad to mail copies as soon as possible. Meeting closed at 8:45 p.m.

Roy Walker presented a Request for Certificate of Compliance regarding DEP file # 184-147. Brad will do a site visitation with Mr. Walker and have the Certificate of Compliance ready for signing at the next meeting of the HCC.

Procedure Sheet #02-0614 issued to Robert Rollins, 7 Craig Road, Map R-21, Lot B -10 to rebuild deck 24' X 15'. Mr. Rollins will return to the HCC with a drawing of what is proposed. No action taken at this time.

Brad to write Steve Phiffer, Contractor doing work for Henry Baillargeon on Lot 5, Mashapaug Road regarding changes made to plans for the 2-car garage.

Motion to adjourn made by Helen, seconded by Jim. Meeting 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
DEP - Springfield - Mr. Tim McKenna
HCC Chairperson

