

Minutes  
Special Meeting  
January 31, 2007

Meeting called to order at 7:33PM.

Attendees: Bill Gillooly, Tony Gulotta, Chris Tomich and Rene Wood. Sign in sheet attached.

This meeting was called primarily to address the following Form A, which if not addressed prior to the 2/6/07 Planning Board meeting would be beyond the 21 day review period allowed and “constructively approved”.

**Form A from Salisbury Road LLC.** Ron Durning presented the board with an updated plan for the property on Salisbury Rd/Barnum Street, presented at its January 16, 2007 meeting. The dimensions and property lines for three lots shown on the updated plan were the same; the representation of the proposed common driveway was different.

Board members who had reviewed the site discussed their findings. Concern was expressed regarding the wet area that runs roughly parallel to Barnum Street and the lack of minimum requisite access (20') between a lot stake and the culvert that runs from this land, under the road, to the other side of Barnum St. R. Wood indicated that she would have difficulty endorsing the Form A for the impacted lot and suggested that the plan 1) be run by the highway department to confirm their potential acceptance of a curb cut at that point for this lot given the towns right of way and the culvert; or 2) the lot line be reconfigured to provide the minimum requisite access without impact the culvert. Additional discussion ensued amongst Dr. Durning and the board, including a discussion of the proposed common driveway to service the three lots.

Mr. Durning said he would reconfigure the plan to address the issues raised. He withdrew the Form A application for the above property, took back submitted paperwork, (the attached copy was made by C. Tomich), and stated he would submit a new Form A for this property. He allowed the Planning Board to keep his two checks, one for \$100 and one for \$50, which will be applied to the new Form A when submitted. The board noted that if wished a refund, it would be provided. R. Wood suggested that he bring a letter regarding his common driveway specifications and provided relevant citations for this matter.

The board discussed its position on the upcoming appeal to the ZBA and the impact of potential ZBA decisions on the Bartzsch special permit application and zoning by-laws in general.

A brief review of the 1<sup>st</sup> meeting of the Zoning By-Law review subcommittee was provided. T. Gulotta indicated that Nadia Milleron will be joining the subcommittee.

Several board members suggested changing the date of the 2<sup>nd</sup> board meeting in February to Tuesday 2/27 as several members will be away for the 2/20 meeting. This will be voted on at the 2/6 meeting.

Several board members said they would like copies of Mark Bobrowski's land use and planning law book. This will be voted on at the next meeting.

No motions were made, no votes were taken and no decisions were made.

Meeting was adjourned at 8:05PM.

Respectfully submitted by Rene Wood.