

MINUTES OF THE PLANNING BOARD PUBLIC MEETING

April 1 2004

The meeting was called to order at 7:00 p.m. by Bill Stephens. Members present were Charlotte Dewey, Ursula Nebiker, Dan Miller, and Trevor Mackie. Earl Bowen was also present.

Earl previously came and obtained copies for the permits regarding Ted and Elizabeth Paulson's trailer park, called Woodland Park. Mr. Bowen also wanted information regarding the Cell tower company; Northeast Land Services.

1. Bill reviewed a letter regarding the Open Space Recreation plan, and will ask Kathy for the wording for the master plan for it and will also send her a letter for the warrant article for the Open Space and Rec. plan.

2. Mail was read. Joel Bard, town Counsel, has spoken with Earl Bowen's attorney, Lombardi but had not reviewed any of the Planning Board's conditions regarding the Gravel Pit. Mr. Bard would like the conditions faxed and to set up a meeting involving The Planning Board, the Selectmen, Mr. Bowen and both counsels. Mr. Bowen had requested that the hearing be in Worcester, to reduce publicity, but Charlotte said no, it would be too inconvenient for those involved in this area. The meeting will address the draft of conditions and then the new permit, if agreeable. Possible meeting dates were set as April 21st and May 5 or 6. It was discussed, but not agreed upon as to whether or not the meeting would be an open meeting and whether it would permit open discussion.

3. Earl came before the Board to speak as president of Northeast Investment Holding Corp. regarding his desire to purchase the property located at 280 Zoar Road, including the land, house, buildings, fixtures, and business related to this property, also known as Woodland Park, owned by Ted and Elizabeth Paulson. Mr. Bowen wanted to know if, in reviewing the special permits in the file issued for expansion of the park (done in 1987); there would be any requirements for new ownership, related to the purchase of this property. Bill Stephens stated that the permit probably runs with the property, and there would be no special requirements for the purchase. Charlotte added that the Selectmen gave the original permit. Ursula inquired as to whether or not Earl had purchased the property, to which Earl stated he hadn't, as he wanted to first make sure he wasn't overlooking anything regarding the purchase. Ursula also inquired as to whether or not Mr. Bowen intended to add more units/lots to the park. Mr. Bowen stated that he was not looking to expand or change the park. Ursula then inquired as to whether or not each unit had their own sewer, to which Earl replied they did. Bill asked Earl if he was willing to do 25 (the total number of units) Title 5's. Earl said that he was prepared to do so. It was also determined that there was one well, which served the whole park, which is currently tested monthly and sent into the Board of Health. Bill also asked Earl if he would continue the policy of rolling the municipal service fees (in lieu of taxes) into the rent and submitting to the town. Earl stated he believed he would. Bill said that the Board would research the original permit, issued by the Select Board, and that most of the issues would be Board of Health issues, regarding passing the Title 5.

4. Larry Werner, abutter to Schecterly's gravel pit, wrote a letter to the Board regarding the permit for the gravel pit. The permit was due for renewal last June and Bill admitted it was partly the

Planning board's fault, as they didn't do anything about renewing it. Due to the situation with Earl Bowen's gravel pit, Bill felt it would be awkward to schedule two gravel permit hearings concurrently, so the Board will do a short term renewal for a couple of years, as opposed to the usual 5 years and will do a site visit of the pit in July.

5. The old schoolhouse, located on Mountain Rd and 8A, is up for sale and was discussed as a possible future site for the Visitor Center. Currently, there is no running water or septic, however the building is structurally sound and Bill thought it would make a good site for the Visitor Center. Bill guessed the building could be bought for around 25 to 30 thousand and could possibly be moved to the Booth property, by the store.

6. The next meeting date is slated for April 15th, at which time The Goat Rising permit notifications will be mailed and then the hearing to be held on May 6th, both at 7 p.m.

7. Dan stated that Suzanne is not running for Planning Board, as she doesn't wish to be in it for 5 years. Gisela Walker is a candidate for the position.

8. Executive sessions, anything to do with strategy around Town Counsel, and litigation were discussed.

9. Bill authorized Carlene to pick up the mail for the Planning Board and Ursula requested that she email a copy of the minutes of the meetings to the Board members, before the next meeting, to which Carlene agreed.

10. The minutes were reviewed and the meeting was adjourned at 8:30 p.m.

Respectfully Submitted

Approved By:
Planning Board

Carlene Millett,
Secretary to the Boards.