

**PLANNING BOARD MINUTES**  
**Site Walk, February 26, 2005**

**BOARD MEMBERS PRESENT:**

Bruce Breton, Selectman  
Walter Kolodziej, Regular Member  
Pam Skinner, Regular Member  
Ruth-Ellen Post, Alternate

**MEMBERS OF THE PUBLIC PRESENT:**

Albert Cole, 5 Bear Hill Rd.	Joe Sharron, 27 Bear Hill Rd.
Mark Pesci, 13 Bear Hill Rd.	Marc Weiner, 4 Bear Hill Rd.
Bob DeSpirito, 15 Bear Hill Rd.	Dan Kaiser, 12 Bear Hill Rd.
Andrea DeSpirito, 15 Bear Hill Rd.	Pam Kaiser, 12 Bear Hill Rd.
Paul Keller, 17 Bear Hill Rd.	Brian McNamara, 19 Bear Hill Rd.
Wendy Keller, 17 Bear Hill Rd.	Candi Johnson, 1 Bear Hill Rd.

**JOHNNY HILL SUBDIVISION**

Bruce Breton opened the meeting at 9:00 a.m. Ruth-Ellen Post was asked to take minutes.

Beginning at the intersection of Bear Hill Road and the proposed subdivision road to Johnny Hill Subdivision, Mr. Peter Zhodi lead the group up several hundred feet of the proposed road, showing the board the center of the road. A grade of perhaps 8% to 10% was noted.

Mr. Zhodi confirmed that the road was discontinued by the Town (in 1935, according to Mr. Breton) and therefore owned by abutters. It is not subject to gates and bars. Much (perhaps all) of the proposed road is on ledge. Extensive neighborhood concerns were expressed regarding blasting and its potential effect on nearby structures and especially on nearby wells.

Mr. Zhodi indicated that, eventually, the road will likely connect to London Bridge Road (also a discontinued road) as part of a third development, which is coming in after this one. Also, an additional private parcel lies between that third development and London Bridge Road. Neighbors expressed concerns about Bear Hill thus eventually becoming an access road to the new high school, resulting in increased traffic.

The last portion (about one-half) of the Johnny Hill Road Extension will *not* be reopened.

Neighbors pointed out that entry to the proposed road is closer to the intersection of Bear Hill Road and Heritage Road than regulations permit.

Other issues raised by neighbors and/or Board members included:

- Wet areas – an apparent spring brook? – located on what reportedly is ledge area of the proposed road.
- A vernal pond reportedly may exist past the areas viewed.
- Stone walls should be preserved as much as possible, and Mr. Zhodi stated that the portions of old stone walls that have to be removed at the entrance of the proposed road will be rebuilt.
- Concerns were voiced about the piecemeal approach to development of three connected subdivisions, each owned, developed, and being reviewed separately. Neighbors urge a well-coordinated review of all three, together.
- Extensive concerns were expressed about a lowering water table and reduced recovery times for water flow in neighborhood wells. Town-wide review of well water production was urged, with a view towards possible regulation of such things as lawn irrigation systems and number of sprinkler heads, for example.
- Neighbors want to see a copy of the covenants for the proposed subdivision as soon as those are available.

Motion to adjourn by Mr. Kolodziej, seconded by Ms. Post, approved unanimously.  
Meeting adjourned at 10:07 a.m.

Respectfully submitted,  
Ruth-Ellen Post, Alternate Member