

31-home Southampton subdivision moves toward final approval by planners

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SOUTHAMPTON - A proposed subdivision to create 31 homes on Bissonette Circle is in its final approval stage, with an appeals period ending May 5.

"The clock is ticking," said Planning Board chairman Mark Girard.

The Planning Board has approved a homeowners association agreement and storm water management permit presented for Bobcat Hollow.

The subdivision is proposed for about 43 acres and involves extending Bissonette Circle by 3,800 feet to connect with White Loaf Road. Signs and a traffic island would be put up to slow traffic.

The Planning Board still must approve applicant Joseph Sampson's performance bond, which it will review at its next meeting Wednesday at 7 p.m. in Town Hall.

The appeal period for the project is independent of the performance bond's approval, Girard noted.

The project is comparable to Red Brook Estates, with about 35 homes, and Hillside Meadows, with about 28 homes, according to Highway Superintendent Edward Cauley.

The Planning Board approved Sampson's application with eight waivers - including a road width that is two feet narrower than the standard width and a sidewalk on one side of the street rather than both sides - and 12 conditions. The plans and application documents are available in the town clerk's office in Town Hall.

The Conservation Commission is set to vote on its 54-item order of conditions for protection of wetlands, storm water management and maintenance May 11 at 7 p.m. in Town Hall.

Chairman Charles McDonald said the conditions take into account input from the state Department of Environmental Protection, Planning Board and Highway Department with respect to isolated land subject to flooding and wetlands. Three of the lots are within 100 feet of wetlands, he noted.

Sampson, of Westfield, said he has not yet hired a contractor, but is eager to get started on the project. Sherman & Frydryk, of Palmer, is the project engineer. Huntley Associates conducted a peer review of the firm's plans and storm water calculations.

Civil engineer and land surveyor Robert H. LeMaitre, of Ware, is set to periodically monitor the project's compliance and provide documentation to Sampson, the Planning Board, Conservation Commission and selectmen.

Sampson proposed Bobcat Hollow to the Planning Board in October and his public hearing closed April 1.

"The abutters have voiced their opinions early on and to Joe's credit he addressed their concerns," said Planning Board member John Furman.

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