

TOWN OF HAMPDEN
MASSACHUSETT

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John Matthews, Chair
Judge Robert Howarth
Phillip Schneider
M. Paige Gore
Edward Loiko
Associate Member: Richard R. Green

**HAMPDEN PLANNING BOARD
PUBLIC HEARING MINUTES – 308 Somers Road
Wednesday, April 13, 2016**

Approved 5/11/16

John Matthews, Chair, opened the Public Hearing at 7 PM and announced the hearing will be recorded by the Planning Board.

The Public Hearing was scheduled on the application of Stephen Carabetta for a Special Permit under Section 7.2.4 for a Substandard Frontage Lot and under Section 7.542 for a Common Driveway for property located at 308 Somers Road, Hampden currently owned by Stephen Carabetta.

Members Present: John Matthews, Chair; Judge Robert Howarth, Phillip Schneider, M. Paige Gore, and Edward Loiko.

Introduction of Board Members: Mr. Matthews introduced the Planning Board Members.

Statement of Authority: Mr. Matthews read the Statement of Authority.

Legal Notice: The Legal Notice was read by Mr. Matthews.

Reports from Other Agencies: The Tax Collector reported that the account is current. Michael Gorski, Fire Chief, requested a copy of the driveway plan. Lorri McCool, the Board of Health Agent, reported she has no issues at this time.

Applicant's Presentation/Board Questions: Stephen Carabetta presented plans to the Board for a substandard frontage lot and a common driveway. He explained the common driveway and property lines for the lots have been moved to achieve the 100 foot buffer zone for the house. John Matthews confirmed there are three conforming lots and only one substandard lot all to be serviced by the common driveway. Mr. Matthews also confirmed with Mr. Carabetta that the house currently at 308 Somers Road will eventually be moved, and the gravel operation will remain. The driveway is now moved out of any conservation land to accommodate the 100 foot buffer. Mr. Carabetta stated the driveway will be paved within 2-3 years.

Audience Questions/Comments: Mr. William Samble, an abutter to the property, asked if the house will be moved. He also questioned the direction the driveway is being moved. Mr. Samble asked what the width is of the driveway. Mr. Carabetta stated it is 16 feet wide. Mr. Matthews stated it must be a minimum of 14 feet for a common driveway. Mr. Samble stated his surveyor has a different scenario. Mr. Carabetta stated Mr. Samble called him about two years ago and confirmed there was no issue with the property line. Mr. Matthews stated that the plans presented to them reestablished the pin and the property line. Mr. Matthews indicated the plans before the board do not reflect the iron pin not found.

Mr. Samble asked if this is a subdivision. Mr. Matthews stated the property is being divided into one substandard lot and three conforming lots which will be serviced by the common driveway. Mr. Matthews indicated a common driveway is not an approved way and is not serviced by the town.

Decision: Judge Howarth made a motion to approve the Special Permit for the substandard frontage lot and a common driveway for the property located at 308 Somers Road with the below two conditions. Edward Loiko seconded the motion. All in favor, so approved (5-0).

Conditions for the Special Permit:

- 1) After earth removal, the driveway shall be paved as shown on the plan. At a minimum, the first (20) feet must be constructed of pavement or concrete.
- 2) An access and maintenance agreement for the common driveway shall be prepared for the Planning Board and shall be recorded in the Hampden County Registry of Deeds; and evidence of the recording shall be provided Planning Board.

Mr. Matthews declared the Public Hearing closed at 7:25 PM.

cc: Assessor's Office
Building Dept
Conservation Commission
Highway Dept.
Moderator
Selectmen
Zoning Board of Appeals
Office Files

Submitted by: Joanne Fiore, Adm. Assistant