

Town House

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TOWN OF HAMPDEN MASSACHUSETTS



Planning Board

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Tel: (413) 566-2151 Ext. 109

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

HAMPDEN PLANNING BOARD PUBLIC HEARING MINUTES – END OF HIGHLAND CIRCLE CASE 2016 – H, I, J, K Wednesday, October 26, 2016

Approved 12/14/16

John Matthews opened the Public Hearing at 8:55 PM and announced the hearing will be recorded.

Members Present: John Matthews, Chair; Judge Robert Howarth, Phill Schneider, Edward Loiko and Richard Green, Associate Member.

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

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

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

Reports from Other Agencies: The Tax Collector reported the account is current

Applicant's Presentation/Board Questions: Atty. Mark Beglane presented to the Board plans for the subdivision of properties at the end of Highland Circle to allow the extension of Highland Circle. The Planning Board reviewed the plans and finds that all statutory requirements have been met for the Expansion of Highland Circle right of way to create a proposed 70' radius right of way without increasing the amount of pavement which will allow for frontage for three parcels at the end of Highland Circle. Atty. Beglane explained that two of the lots will require a Special Permit for reduced frontage as allowed for under Section 7.2(4) of the Town of Hampden Zoning Bylaw. Land of both the applicants/owners will be configured and conveyed to create a parcel totaling 59.877 acres of land with 200.62 feet of frontage and will be owned by William H. Bond and Linda M. Bond (Lots 40 & 48 are shown separate because they are both registered land and open records land see sheets 2 of 5 and 3 of 5). Michael A. Cimmino will own two lots with frontage on the expanded Highland Circle right of way, Lot 46 (which includes Lot 42) with an area of 15.030 acres and 60.01 feet of frontage and Lot 47 (which includes Lot 43) with an area of 11.190 acres with 77.09 feet of frontage. Lots 41 and Lot 44 will be conveyed to the Town of Hampden as part of Highland Circle right of way. A lot is also being proposed with 60.00 feet of frontage along South Monson Road and will have an area of 10.165 acres referred to as Lot 45, owned by Michael A. Cimmino as shown on Sheet 3 of 5. Lot 45 will also require a Special Permit for reduced frontage. Atty. Beglane stated that a fourteen-foot-wide common driveway is also being proposed to be shared by Lots 46 and 47 under Section 7.542(a) of the Town of Hampden Zoning Bylaw, and a Special Permit is being requested to allow for this common driveway. Atty. Beglane stated that they will inform buyers for Lots 46 and 47, that a Ridgeline/Hillside Review will be required. The Board notified Atty. Beglane that the first (20) feet of the common driveway needs to be paved.

Audience Questions/Comments:

John Closter of 181 South Monson Road addressed the Board with his concerns and asked to see the plans.

Decision: Ed Loiko made a motion to approve the expansion of Highland Circle right-of-way. Judge Howarth seconded the motion. All in favor so approved (4-0).

Ed Loiko made a motion to approve the substandard frontage Lot #45 located on the Northerly side of South Monson Road. Judge Howarth seconded the motion. All in favor so approved (4-0).

Ed Loiko made a motion to approve the substandard frontage Lots #46 and #47 and the approval of the Common Driveway to service Lots #46 and #47. Jude Howarth seconded the motion. All in favor so approved (4-0).

Ed Loiko made a motion to allow Lot #40 and Lot #48 to be combined to create a parcel totaling 59.877 acres with 200.62 feet of frontage and will be owned by William H. Bond and Linda M. Bond.

Having no further business, the meeting adjourned at 9:34 PM.

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

Submitted by: Joanne Fiore

Ref: Definitive Subdivision Plans for Hampton Heights Estates prepared by Heritage Surveys, Inc., 241 College Highway & Clark Street, Southampton, MA 01073 dated June 1, 2016.