

**TOWN OF HAMPDEN
MASSACHUSETT**

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Phillip Schneider, Chair
Judge Robert Howarth
John Matthews
Edward Loiko
Richard Green

**HAMPDEN PLANNING BOARD
PUBLIC HEARING MINUTES – 308 Somers Road- Case 2018-E & F
Wednesday, May 23, 2018**

APPROVED 06-27-18

Phillip Schneider, Chair, opened the Public Hearing at 6:02 PM and announced the hearing will be recorded by the Planning Board.

The Public Hearing was scheduled on the application of Stephen Carabetta. This will be a combined Public Hearing regarding two separate but related applications: Special Permit Approval for a Common Driveway under Section 7.542 and Special Permit Approval for a Substandard Frontage Lot under Section 7.2.4 of the Hampden Zoning Bylaws for the property located at 308 Somers Road owned by Stephen Carabetta and Diane Carabetta.

Members Present: Phillip Schneider, Chair; Judge Robert Howarth, John Matthews, and Richard Green.

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

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

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

Reports from Other Agencies: The Tax Collector reported an outstanding balance of \$17.21. Lorri McCool, the Board of Health Agent, reported she has no issues.

Applicant's Presentation/Board Questions: Stephen Carabetta addressed the Board and indicated he renewed the Earth Removal Permit with the Zoning Board of Appeals on May 22, 2018. He stated they are for the most part done with the gravel pit. He has about 20-30,000 yards of material to move, and he plans to starting building the three homes this year.

John Matthews asked if there are any changes to the plans for the Common Driveway. Phillip Schneider stated the common driveway will service the three homes.

Audience Questions/Comments: None

Decision: Judge Howarth made a motion to approve the Special Permit for the Common Driveway and Substandard Frontage Lot as referenced on Plan dated March 30, 2016 prepared by Anderson Associates of 375 Walnut Street, Agawam, MA and signed by Planning Board on April 13, 2016. Richard Green seconded the motion. All in favor so approved (4-0).

The following Condition for the Special Permit will remain:

- 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.
- 3) Outstanding taxes in the amount of \$17.21 to be paid.

Mr. Matthews declared the Public Hearing closed at 6:07 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