

Town House

625 Main Street
Hampden, MA 01036

Fax: (413) 566-3513
E-mail: planning@hampden.org

Joanne Fiore, Adm. Assistant

TOWN OF HAMPDEN MASSACHUSETTS



Planning Board

625 Main Street
Hampden, MA 01036
Tel: (413) 566-2151 Ext. 109

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

HAMPDEN PLANNING BOARD PUBLIC HEARING MINUTES – CASE 2018-H Mountain Road – Lots 2A & 2B Wednesday, June 13, 2018 Town House

Approved 06/27/18

Phillip Schneider opened the Public Hearing at 6:05 PM. This hearing was scheduled on the application John, Gail and Robert Kirsch to obtain a Special Permit for a Common Driveway for Lots 2A and 2B on Mountain Road (Map 28, Block 3, Lot 2).

Members Present: Phillip Schneider, Robert Howarth, John Matthews, Edward Loiko and Richard Green.

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

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

Legal Notice: Phillip Schneider read the Legal Notice.

Reports from Other Agencies: The Tax Collector reported the account is current. Lori McCool of the Board of Health reported this is not under their purview.

Applicant's Presentation/Board Questions: Gary Weiner, Engineer for the Applicants, presented to the Board plans for a Common Driveway to provide access to Lots 2A and 2B on Mountain Road (Map 28, Block 3, Lot 2). The Kirsch's will utilize the existing easement from the property of Paul and Teresa Lee Gonzales. This access will not interfere with the wetland area. Mr. Weiner stated there are no grade issues as the land is flat. He also stated the visibility is clear 500-600 feet in both directions of driveway. The plans reflect a proposed 14-foot-wide gravel driveway. On Lot 2B, they have included a turn-around for the Fire Department. Also stated was the perc was done; septic approved, and the Notice of Intent was filed with the Conservation Commission. Mr. Weiner indicated two, single-family homes will be built and only 2.8 acres will be disturbed out of the 10 total acres. Ted Zebert of the Conservation Commission quickly looked at the plans and doesn't foresee any issues with the Conservation Commission but cannot speak for Natural Heritage.

Audience Questions/Comments: The Board indicated a Maintenance Agreement for the Common Driveway is required. Gail Kirsch stated they just received the Agreement and have not had an opportunity to speak with Paul and Teresa Gonzales concerning the Agreement.

Decision: Edward Loiko made a motion to approve the Common Driveway Plan dated February 12, 2018 and prepared by Paul S. Smith Land Surveying for the property owned by John Kirsch, Gail Kirsch and Robert Kirsch located on Mountain Road. Richard Green seconded the motion. All in favor so approved (5-0).

The Public Hearing adjourned at 6:30 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