

Approved August 9, 2006

**Minutes of Regular Meeting
July 26, 2006
Town House 7:00**

Members Present: Joseph Kruzal, Laurie Niles and Cornelius “Neil” Flynn

Absent Members: Joseph “Charlie” Dolben, Chair, Robert E. Majkut and Anthony Bongiorno, Associate Member

Minutes – were read with one amendment made. Laurie Niles motioned to accept the minutes as amended, Cornelius Flynn seconded.

Bills – Payroll for Planning Board Clerk was signed. New clerk, Kathleen Foster inquired about receiving her paycheck every 2 weeks, and after it was explained that employees had a choice, request was approved.

Joseph Kruzal opened the meeting by welcoming the Smart Growth Committee members who identified themselves to the Board as Melissa Reeves, Chair, Dorothy Kibbe, Sherry Himmelstein, Connie Witt, and Eric Twarog from P.V.P.C.

Smart Growth 7:00 - Melissa Reeves informed Board that they had completed their final work on three Bylaws which include Right to Farm, FROSD, and Inclusionary Zoning, with issues remaining with the Inclusionary Zoning Bylaw.

Kruzal requested a review of the three Bylaws, which Eric Twarog provided and discussion followed. Twarog explained the Right to Farm Bylaw and that a Public Hearing would be necessary to make a decision on how to inform potential residents. Kruzal asked if selectmen were aware and Twarog said that was the next step following notification to the Planning Board. A discussion followed by the Smart Growth Committee members about best way to notify any potential property buyers that Hampden is a farming community. Suggestions included a sign-off sheet given to potential buyers by RE agents, public notices in appropriate locations. Cornelius Flynn questioned Section 5; the resolution of disputes and how Selectmen would handle any disputes in regard to this bylaw. Twarog answered that was up to the Selectmen.

There was some question as to why notification of this bylaw and not all bylaws. Twarog explained that this was a specially treated bylaw and the state gives you points on the Commonwealth Capital form if you have this in place. Kruzal asked if points were lost if the violation section was removed. Twarog answered that you still get points.

Smart Growth cont. - Twarog explained that the FROSD was an amendment of original document, and changed wording was in bold. There was much discussion and some disagreement with wording on page 5 of document, 7.15.11 2a, resulting in a revision of language to “strongly encourage” rather than require plan submissions regarding FROSD.

Twarog lastly explained the Inclusionary Zoning Bylaw. There is a concern that Hampden does not have a full time Housing Authority. Kruzel asked what resources would be necessary to meet Inclusionary Zoning Bylaw requirements. Twarog answered that efficient tracking was necessary. Connie Witt suggested that to meet requirements perhaps we might re-examine in-law and accessory apartments. Sherry Himmelstein noted that there were no incentives to developers; perhaps there was some state/supplemental money. Kruzel recommended we move forward as there were was no further discussion.

In closing of meeting with Smart Growth, Twarog suggested we table the Inclusionary Zoning Bylaw, move the Right to Farm, and FROSD to warrant, as the grant requirements included a town vote before Dec 31st. S. Himmelstein also stated that this would be a great opportunity to explain to the public the work of the Smart Growth Committee. Dorothy Kibbe asked if the town actually needed the P.V.P.C. Kruzel answered that the P.V.P.C had expertise and was a good resource for the town.

Jane Budynkiewicz inquired about a write-up with proper wording for the newspaper in regards to the Public Hearing. Twarog said he would provide that. Kruzel suggested the Board members review the three bylaws and have a full Board vote. He also recommended a special meeting with Smart Growth in the fall. Kruzel commended the Smart Growth Committee for their hard work and thanked them for coming.

Tall Pines – no update

Colony Hills Estates (Shadow Wood) – no update

Scantic Meadows – Board reviewed the Civil Engineering Associates and Tighe & Bond update reports. Kruzel recommended this be tabled for next meeting. There was no further discussion.

Howlett Hill – no update

Zoning Change/King – Budynkiewicz mentioned that the mapping should be done by the Planning Board Clerk. There was discussion regarding digitizing the maps as it is currently provided by Sewall in Maine and they cannot provide digitized maps. It currently can take hours to create zone changes on the maps. Regarding the King map issue, bringing it to the town for approval, it was questioned whether the map could be included in the warrant booklet, or must it be enlarged via overhead projector or other method. Kruzel offered to research the digitizing of maps. Kathleen Foster will contact Kelli Gunagan at the Attorney General’s office to confirm what size of map is required

Zoning Change/King cont. - for town meeting, and also whether one Public Hearing advertisement can include different issues.

Valley Vision – tabled for next meeting

C. Flynn made a motion to adjourn, Niles seconded. Vote was unanimous and meeting was adjourned.

Meeting adjourned at 8:32 p.m.

Submitted by: Kathleen Foster, Clerk