

Approved 01/10/07

**Minutes of Regular Meeting  
December 20, 2006  
Town House 7:00**

**Members Present:** Charlie Dolben, Chair, Laurie Niles, Joseph Kruzel, Neil Flynn

**Members Absent:** Robert E. Majkut, Anthony Bongiorno, Associate Member

The meeting was called to order by Charlie Dolben at 7:00 p.m.

**Minutes** – A motion to accept December 6<sup>th</sup> meeting minutes was made by Joseph Kruzel, seconded by Laurie Niles. Vote was unanimous to accept the minutes.

**Bills** – Approved payroll for Planning Board Clerk.

**Michael Ford 530 Glendale Road** – Mr. Ford came to the Planning Board requesting that a right of way be approved for access to property that he would be purchasing from Mr. Gaudette, current owner of 530 Glendale Road. Charlie Dolben stated that it constituted a common driveway and that a Special Permit would be required. Mr. Gaudette introduced himself to the Board as the property owner and explained the agreement made between him and Michael Ford regarding the access to rear of the property as Mr. Ford decided on plans for the property. There is a driveway at the front of the existing house, and the right of way was the access to the rear of the property. There was further review by the Board of the map of the property provided by Mr. Ford and Mr. Gaudette. Mr. Dolben stated that they could endorse as a non-building lot pending further action, and also requested that Mr. Ford present a plan at 1/40 scale, in place of the 1/60 scale that was presented. There were time constraints according to Mr. Ford, and Mr. Dolben stated he would sign the plans once they were prepared and made available at the Town House if the Board agreed. Mr. Kruzel made a motion to have Mr. Dolben sign the plan as a non-building lot pending further action by the Planning Board. The motion was seconded by Neil Flynn. Vote was unanimous. Mr. Ford presented a check for \$50.00 ANR fee to the clerk.

**Gary Weiner Southwood of Hampden** – Mr. Weiner presented an ANR to the Planning Board showing the creation of well lots at the Southwood Condominiums on Stony Hill Road. After the Planning Board reviewed the plans a motion to approve the plan was made by Mr. Kruzel, and seconded by Ms. Niles. Vote was unanimous. Mr. Weiner had previously paid the ANR fee to the Town Clerk.

**Gary Weiner 41 Mountain Road** - Mr. Weiner presented a preliminary survey/plan of land showing the portion of land to be deeded by the owner to her daughter for the building of a home. Due to insufficient frontage, the lot was created with appropriate

**Gary Weiner 41 Mountain Road cont'd** - acreage as required in Bylaws. Mr. Dolben stated that a Public Hearing would be required and informed the Planning Board Clerk that it would need to be scheduled and a notice prepared.

**Ridgeline & Hillside Committee – Bylaw revisions** - Robin Warner, Richard DeSanti, Richard Patullo, and Bonnie Geromini were in attendance to present the revisions to the Ridgeline and Hillside Bylaws. Ms. Warner gave a description of revisions made which included reference to map, waiver of compliance, conditions, and more specific development standards. Sections with revisions or additions were shown as 6.103 District Delineation, 6.106 Work Permitted with Ridgeline and Hillside District Review, 6.107 Ridgeline and Hillside Development Standards, 6.1091 Ridgeline and Hillside District Review Applications, 6.1093 Waiver of Compliance, 6.1094 Definitions, and 6.4095 Severability. The Planning Board reviewed the Bylaws presented by the Ridgeline and Hillside Committee and commented on the good work that was accomplished by this committee. The revisions to the Ridgeline and Hillside Bylaws will be presented at a Public Hearing and the Town Meeting. Ms. Warner asked if the Ridgeline and Hillside Committee should be present at Public Hearing, and Mr. Dolben answered that it made sense for a representative to be available as they were more involved in what was being presented at the Public Hearing.

**Mr. Bruno – Scantic Road property inquiry** – Mr. Bruno did not attend; no discussion.

**Catherine Ferraro 258 South Monson Road Home Occupation Review** – Ms. Ferraro and the Planning Board were introduced, and Ms. Ferraro explained what her business entailed. She explained to the Planning Board that she did not sell from her home, but brought sweaters purchased from Ecuador to her home to price and tag them, then delivered them to a retailer to be sold. The members of the Board engaged in some discussion of the products and determined that her home occupation did fall within the guidelines of an acceptable home occupation. Mr. Kruzel made a motion to approve, Ms. Niles seconded. Vote was unanimous.

**Paul Lefort – Complaint re: Hampden Sign Storage Trailer** - Mr. Lefort presented a document outlining his concerns regarding the addition of a storage trailer to the Hampden Sign Company located on East Longmeadow Road. The property is located across the street from Mr. Lefort's home. His concerns were that the storage unit was located in full view of all traffic utilizing this main road into Hampden, it was against the Zoning Bylaws as he understood them as it was placed in the front of the property, there was an addition of electrical service to this storage unit, and it did not meet the 50' setback. Mr. Lefort also provided pictures showing the view of this trailer from front and sides of the property. He indicated that the Planning Board meeting notes stated that Mr. Panetta, owner of Hampden Sign Co., had notified abutters, but Mr. Lefort said the abutters had not been notified. His recommendation was that the trailer be moved to the rear of the building. Mr. Lance Trevallion, Hampden Building Inspector, had been informed of this issue and had spoken with Mr. Lefort. He will be inspecting the property and following up. Mr. Dolben asked the clerk to contact Mr. Panetta and ask that he meet with the Planning Board at the next meeting, January 10, 2007.

**Mr. David Smith 142 South Road** – The Board discussed the plans of Mr. David Smith to renovate his home into a museum and location for private functions. There was some discussion about a zoning change to business that would be required which is considered spot zoning. It was thought that the Historical Commission might take a look at this request, and further discussion.

**Fire Suppression System** – Mr. Kruzel reported to the Planning Board that he looked into prices for suppression tanks. The costs ranged from \$50,000 to \$100,000, depending on the size and material of the tanks. There was discussion about the placement of such a tank, groundwater issues, prevention of freezing, and degree of maintenance necessary. Mr. Kruzel would be getting more information and there would be further discussion.

**Tall Pines:** no update

**Colony Hills Estates (Shadow Wood):** no update

**Scantic Meadows:** Mr. Speight was working with Bond Company, expect at Jan 10<sup>th</sup> meeting.

**Howlett Hill:** memo re: maintenance of road by the Town being discontinued was reviewed by Board.

Kathleen Foster, clerk, asked the Board to review list of Public Hearing items. They include the FROSD Bylaw, the Right-to-Farm Bylaw, the Michael Kane Property off Potash Hill Lane, and the R&H Bylaw revisions. The Board may also include Storm Water and PURD approval requirement change from Town Meeting to Special Permit.

Clerk also asked for confirmation of Planning Board's standing re: Mr. Bruggeman's inquiry (see Dec 6<sup>th</sup> meeting notes) about kennels. It was confirmed that if he has 6 dogs, and he builds an accessory building for them, it is NOT considered a non-commercial kennel because the Hampden Zoning Bylaws definition states that a kennel is an accessory building that houses *more than 6* dogs.

Mail was reviewed with no further comments from the Board.

A motion to adjourn the meeting was made by Joe Kruzel, seconded by Laurie Niles, vote was unanimous to adjourn.

Submitted by: Kathleen Foster, Clerk