

Approved 2/28/2007

**Minutes of Regular Meeting  
January 24, 2007  
Town House 7:00**

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

**Members Absent:** Robert E. Majkut, Neil Flynn, Anthony Bongiorno

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

**Valley Vision II:** Selectmen Duane Mosier, Chair, and John Flynn were present to discuss Valley Vision II. Kristin Heery introduced herself as the representative from PVPC. Ms. Heery reviewed the purpose of the Valley Vision II plan to all members present. She described it as a way to maintain the sense of character that Hampden has which makes it unique. She is requesting a vote from the Planning Board and Selectmen to sign the agreement to support this project. Members of the Board of Selectmen inquired about any commitments expected from the Town, as well as what the benefits were if they supported it. Ms. Heery explained that there were federal grants available as well as points in commonwealth capital. Mr. Mosier asked for an explanation of what strings might be attached. Ms. Heery explained that there were no strings attached, this was not a contract, but support of a general approach to how the Town's vision fits into the region. In terms of implementation, the Town would aim to implement Valley Vision II ideas that fit, and the Town could remove their signature from the agreement at any time. There was additional discussion regarding the different visions between the state and the Town with clustering and public water supply (related to the Southwood project) which Ms. Heery made note of. All questions regarding Valley Vision II were answered and the discussion ended.

Mr. Flynn made a motion to endorse the Valley Vision II memorandum of agreement. Joseph Kruzel seconded the motion. The vote was unanimous. Mr. Mosier signed the memorandum.

Ms. Heery then mentioned the Hazard Mitigation Plan she was working on and asked for some assistance with the project. Apparently the Emergency Services Director for the Town has tried to assist but has been unable to provide the time and support that is required to complete the project. It was determined that the Board of Selectmen would appoint a committee. Ms. Heery informed the board members of the possible funding of \$215,000 for culvert replacement on Main Street, a project deemed necessary after the recent flooding that shut down Main Street. The plan would need to be completed by

**Valley Vision II cont'd:** May 15th, which requires the committee she is requesting. Mr. Dolben asked if this needed to be approved at Town Meeting, and Ms. Heery answered no, only Board of Selectmen. She reiterated to the board members that PVPC has been hired to do the background work and research; they just need the committee to complete the process. The board members agreed to get a committee together and requested an agenda and a draft of what is needed for this project from Ms. Heery, which she agreed to provide.

**Scantic Meadows:** Mr. Speight presented the clerk with a check to cover payment for the invoice received from Tighe and Bond for engineering services.

Mr. Dolben explained to Mr. Speight that there were two errors in the letter of credit that would need to be changed. Mr. Speight stated he had a meeting at the bank the next morning.

Mr. Kruzel made a motion to approve the execution of a partial release of covenant. Laurie Niles seconded. The vote was unanimous.

Mr. Speight would provide the official letter of credit to the Planning Board Clerk Thursday, January 25<sup>th</sup>, at which time he would be presented with the signed partial release of covenant.

**Minutes** – The minutes from January 10<sup>th</sup> were reviewed. A motion to accept January 10th meeting minutes was made by Joseph Kruzel, seconded by Laurie Niles. The vote was unanimous to accept the minutes.

**Clerk Salary** – The Planning Board was required to review and approve 2007-2008 salary for the Planning Board Clerk. Mr. Dolben would review the information with Mr. Mosier.

**Minnechaug Land Trust:** Mr. Dolben presented the Board members with a request from Sherry Himmelstein for their support of the purchase of more land on Pine Mountain in order to ensure a conservation restriction on the land. The information provided included the possibility of the land purchase followed by the selling of two houses on the property. The Board members reviewed the letter and the attached information. Mr. Kruzel made a motion to endorse the proposal from the Minnechaug Land Trust. Ms. Niles seconded the motion. The vote was unanimous.

**South Ridge Common Driveway:** Ms. Niles recused herself from this portion of the meeting. Mr. Morton presented official plans showing grade and swale changes to common driveway plan. The calculation of grades was reviewed with the members of the Planning Board. Mr. Morton also explained that there was no radius showing because the engineer had not been out to the site. The Board informed Mr. Morton that they would have Tony da Cruz review the original and the new plans and report his opinion to the Planning Board.

**20 St. Germain/reconfigure lot lines:** Charlie Schmitt presented the Planning Board with plans for an ANR requesting their opinion before proceeding further. His intent is to preserve a lot for future use. It would entail turning the driveway around to 25' easement from current position and reconfiguring lot lines. The plan honors setbacks, keeps minimums, and both lots would have 200' of frontage. Mr. Dolben said that it looked like it would not be a problem. Mr. Schmitt thanked the board for their time.

**Sherman & Frydryk/ South Road 2 estate lots, common drive:** Keith Terry from Sherman & Frydryk and Mr. and Mrs. William Pepin presented a plan to the Board to create two estate lots on property they were purchasing from Kibbe, and also to switch one lot and an easement to create one contiguous lot (owned by Dufault) and combine two easements in order to create 120' frontage for common driveway. The common driveway would access the two estate lots proposed behind the Dufault property. Mr. Terry explained plans for run-off/drainage and swales and proposed length of driveway which would be 2000 feet. The Planning Board explained that the plan would require a Public Hearing and informed them of what was needed to be placed on the agenda for the Public Hearing scheduled for February 14<sup>th</sup>. The necessary documents were provided by Sherman & Frydryk. They would be scheduled for 7:30 on February 14<sup>th</sup>.

**Tall Pines/Right of Way:** Beverly Turnberg-Carosello and Patricia Marini inquired if the Planning Board had reviewed the most recent plans provided by Ecotec for the Tall Pines property showing the original right-of-way to their property. Mr. Dolben explained that this issue is being looked at by counsel. Ms. Turnberg-Carosello and Ms. Marini explained that their concern is their access to their property in the future; they are not opposed to the Tall Pines project. Mr. Dolben said that their easement took precedent. The Planning Board questioned conservation issues with their easement and Ms. Turnberg said there was some wetland in front but no other issues. She also informed the Planning Board that they were looking at all of their options to determine what is best. Mr. Dolben stated that he would talk with Tony da Cruz, table any decision to approve the new plan until further review.

**Hampden Sign Storage Unit 112 E. Longmeadow Road:** Mr. Paul LeFort requested a review of the process leading up to Mr. Panetta's permit to place storage unit on his property at 112 East Longmeadow Road. It was explained to Mr. LeFort that the placement of this unit does need to conform to zoning requirements and that it was now an issue with the Building Inspector. It was further explained that the Building Inspector answers to the Board of Selectman. Mr. LeFort stated that he seemed to be getting the run around from the Town as he was trying to find out how this will proceed. Mr. Dolben said he would contact the Selectmen regarding current status of this issue and have them contact Mr. LeFort.

**142 South Road:** Ms. Niles had contacted Mr. David Smith regarding his plans for the property at 142 South Road. She explained that he hoped to create a museum and rent out space for small functions and having the food brought in, not made on the premises.

**142 South Road cont'd:** Mr. Smith's main objective is to preserve the house, keep the property in the family. She asked if he could operate in this way without business zoning. It was suggested that Ms. Niles look into the Historical Society of Hampden and what types of functions take place there, as it is considered a museum. There was some discussion of possible orders of conditions that would be attached to any approval as a museum, such as no on-street parking, as well as general bylaws of nuisance or noise. Ms. Niles also inquired as to any way that PVPC might be able to help in determining uses. It was decided that contacting Connie Witt regarding the Historical Society and contacting PVPC would be the next steps.

**Storm Water:** Tabled for future discussion as there needs to be more information to educate the public before going to Town Meeting.

**42 North Monson Road:** Chris Lomascolo had sat through the meeting and had some questions for the Board members. He stated that some of his questions were answered earlier during the discussion with Mr. LeFort regarding jurisdiction of the Planning Board. It was suggested by the Planning Board that he address the Selectmen with any questions regarding the Building Inspector's job responsibilities as the Building Inspector answered to the Board of Selectmen.

**Public Hearing Date:** Warrant article wording would be worked out with Mr. Dolben and the Planning Board Clerk.

**Fire Suppression:** There was no more information at this time.

Mr. Kruzal made a motion to adjourn the meeting, Ms. Niles seconded. Vote was unanimous to adjourn.

Submitted by Kathleen Foster, Planning Board Clerk