

Approved 2/28/2007

**Minutes of Regular Meeting
February 14, 2007
Town House 7:35**

Members Present: Charlie Dolben, Chair, Laurie Niles, Neil Flynn, Anthony Bongiorno, Associate Member

Members Absent: Robert E. Majkut, Joseph Kruzel

Bills – Approved payroll for Planning Board Clerk.

42 North Monson Road: Mr. Lance Trevallion and John D. Flynn were present to discuss the recent court hearing relating to a cease and desist order on Mr. Chris Lomascolo's business at 42 North Monson Road. Mr. Trevallion, Building Inspector, informed the Planning Board that Mr. Lomascolo had 45 days (until April 1st) to remove equipment from the premises. Mr. Trevallion also noted that Mr. James McEwan presented a list of more than thirty businesses currently operating in Hampden, some with special permits, some without. He continued to inform the Planning Board that Mr. Lomascolo has a purchase and sale for property in Palmer, on the Wilbraham line. Mr. Lomascolo has approximately 140 dumpster units, some of which are stored on Commercial Drive.

Mr. Trevallion again noted the number of violations in Hampden with home occupations operating without a special permit. Mr. Trevallion questioned revisiting the Home Occupation Bylaw as it is difficult to interpret. There was further discussion relating to types of trucks/equipment that are parked at homes, and that limits to what can be parked in a residential zone were reasonable. One problem is that those who are offended by such situations do not attend town meetings to address issues.

112 East Longmeadow Rd/Hampden Sign: Mr. Trevallion also informed the Planning Board that Mr. Bisson contacted him to find out what he needed to do with the trailer he has at 112 East Longmeadow Rd so that he could be in compliance with the Town Bylaws. He has the means to move it to an appropriate position on the property.

South Ridge Estates/Russ Morton: Laurie Niles recused herself from this portion of the meeting. Mr. Russ Morton provided a site visit report from Sherman & Frydryk pertaining to the Common Drive As Built Plan for Parcels 6D-1, 6D-2, & 6D-3. Mr. Dolben also referenced letter from Tighe & Bond. Mr. Morton explained to the Planning Board that a 50' radius would be incorporated for fire truck access, and that rip rap was not continued up to 6D-1 because it has been ripped up. Mr. Dolben stated that there needs to be a mechanism in place for maintenance of the common drive. The Town wants to be sure that if there is any disagreement by homeowners in the future that it is

South Ridge Estates continued: maintained. Mr. Morton informed the Planning Board that he will provide a copy of the signed agreement between owners to maintain it. This document will remain on property chain of title for future owners as well. Mr. Dolben asked that a copy of this document be provided for the file. Mr. Morton also informed the Planning Board that the swales were being reconstructed and would be maintained. Mr. Dolben will inform the Selectman of the Planning Board's thoughts relating to this situation.

Tall Pines: The Planning Board was briefly informed that Tony da Cruz had reviewed the Tall Pines plans and sees no issues. There was no one in attendance for the Tall Pines issues due to weather conditions and the discussion was tabled until the next meeting scheduled for February 28th at which time the Planning Board will make a determination.

The following agenda items were tabled until February 28th regular meeting:

Ridgeline & Hillside recommendations

John Matthews letter

Chris Lomascolo/Home Occupation

Scantic Meadows update

142 South Road (no new information at this time)

The review of the minutes from the January 24th meeting was tabled until February 28th.

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

Submitted by: Kathleen Foster, Clerk