

Approved 4/11/2007

**Minutes of Public Hearing
March 28, 2007
Town House 7:00**

Members in Attendance: Charlie Dolben, Chair, Laurie Niles, Joseph Kruzel

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

Meeting opened at 7:05 pm.

FROSD: Charlie Dolben opened with the reading of the Order of Business and invited the representative of the Flexible Residential Open Space Development (FROSD) Bylaw to speak about the bylaw.

Sherry Himmelstein informed the Planning Board and members of the public that this has been in the Town of Hampden Bylaws for 8-9 years and has not been used. The FROSD subdivision plan is recommended by planning and growth experts, promotes building in clusters, leaving open space which preserves land, creates less maintenance and is less expensive to build. The Smart Growth worked with PVPC to develop the revisions which puts FROSD on level ground giving it equal opportunity as an option for contractors building a subdivision.

Town officials, Duane Mosier and John D. Flynn spoke individually, not from Board of Selectmen standpoint, in support of the FROSD revisions.

Dot Kibbe, a member of the Smart Growth Committee spoke to make note of her objection to the wording “strongly encouraged” in section 7.15.11 of FROSD.

Cliff spoke to make note of his objection to the wording “shall” meaning that the Planning Board has to ask if applicant has considered a FROSD.

Mr. Dolben made note of his objection, and stated that on a number of occasions the Planning Board has informed developers of and encouraged the FROSD. The reasons why the FROSD has not been used is unclear. Ms. Kibbe commented that one reason was perhaps the special permit procedure.

There were no further comments and the discussion on FROSD was closed.

Ridgeline & Hillside Bylaw revisions: Mr. Dolben opened the meeting with the reading of the Order of Business and invited a representative of the Ridgeline & Hillside Committee to speak. Bonnie Geromini explained that the committee has been in place since 1992. Utilizing a grant, the Ridgeline & Hillside Committee was able to work with PVPC on the revisions to the Ridgeline & Hillside Bylaws. Dick Patullo explained that the committee was appointed by the Planning Board for houses being built in Hampden; it was a re-focus of the bylaws to prevent building on top of a ridge like what can be seen on Ridge Road in Wilbraham. Also addressed by this committee are steep slopes and run-off. The reasons for the revisions were to make the application process more clear although it was still subjective in regards from building down grade of a ridge.

Connie Witt inquired of the exception noted in 6.1092 that additions would not apply to new Ridgeline & Hillside Bylaws. It was stated that the Town Attorney made the changes in response to requests at a past meeting. Ms. Witt suggested it be a consideration in the future.

Duane Mosier stated that the Board of Selectmen had no official position on this item, and that some of this is also within the building codes.

There were no comments from the public and this portion of the hearing was closed.

Mr. Dolben declared the Public Hearing closed at 7:35.

Following the Public Hearing, Mr. Joe Kruzel presented information on Stormwater Management.

Submitted by Kathleen Foster, Clerk