

Approved 4/25/2007

**Minutes of Regular Meeting  
April 11, 2007  
Town House 7:00**

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

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

This meeting was attended by students from Minnechaug Regional High School Social Services program.

**South Ridge Common Driveway:** The Planning Board reviewed original and current plans for the South Ridge Common Driveway, taking into consideration input from the Board of Selectmen and a report provided by Tony da Cruz of Tighe & Bond following his review of the plans.

Joe Kruzel first made a motion that the change in the plan does not require a new Special Permit as it is a minor change. Neil Flynn seconded the motion. Vote was unanimous.

Mr. Kruzel made a motion to endorse the plan with the following conditions:

1. The maintenance of the drainage system is incorporated into the common driveway maintenance agreement.
2. All unpaid bills specific to this project are paid.
3. A Cash Surety or Surety Bond solely in the name of the Town of Hampden is issued to ensure the remaining construction of the common driveway is completed and to pay for a final inspection of the completed project by the Town Engineer. The dollar amount and time limits of the Surety will be determined by the Building Inspector. Upon completion of the project and confirmation of completion by Town Engineer the Surety will be released to the Applicant.

Mr. Flynn seconded the motion. Vote was unanimous.

**31 Commercial Drive /Robert Reen used car business:** Mr. Reen had been informed by telephone that the Special Permit rewarded to Mr. Ferraro for businesses located at 29 & 31 Commercial set a limit of twenty cars. After conversing with Mr. Ferraro, he and Mr. Ferraro came to the Planning Board for further discussion. Robert Reen stated to the Planning Board that he and Mr. Ferraro felt they would be able to maintain the limit

**31 Commercial Drive continued:** of twenty (20) cars stored on the property of 29 and 31 Commercial Drive, with both of their used-car businesses.

Mr. Flynn questioned Mr. Reen about the services he would be providing on site, and what materials would be stored there. Mr. Reen explained that there would be no service to the cars on-site as he brought them elsewhere to be serviced. He cleaned and detailed the cars and had a quick turn-around from purchase to sale and delivery.

Planning Board members reviewed the Special Permit granted to Mr. Ferraro and questioned him about the number of cars currently stored there, inquired if there were junk cars on the property, and if he had placed the screening as noted in the Special Permit approved and filed in 1990. Mr. Ferraro stated that two junk cars had just been removed and the screening had been applied to sides and back of property. He also noted that he just placed a fence in the front and would be planting shrubs and plants.

The Planning Board determined after discussion that a vote could be taken. Mr. Kruzell made a motion to approve Mr. Reen's application with the following conditions:

1. There will be no more than twenty (20) vehicles stored on the entire property as stated in Mr. Ferraro's original Special Permit filed with the Town Clerk on March 6, 1990.
2. Impervious screening will be maintained according to original Special Permit filed with the Town Clerk on March 6, 1990.
3. New applicant will obtain all necessary permits from other boards including a used car license.
4. A low-fence screening will be placed in front of the property as proposed by owner, Steven Ferraro.

Mr. Flynn seconded and the vote was unanimous to approve Mr. Reen's application for a used-car business at 31 Commercial Drive.

**39 Isaac Bradway Road/Chris Haluch:** Mr. Haluch was informed by the Building Inspector that he must meet with the Planning Board for a Site Plan Review-Administrative Review of his home occupation and accessory building plans. Mr. Haluch informed the Planning Board that he had obtained a building permit from previous building inspector, which has now been determined as given in error, and he was unaware at that time of any other steps he needed to take. He explained to the Planning Board that he needed the garage to store his equipment and vehicles, but would be able to revise the size of what was originally planned for the garage if necessary. Mr. Dolben thought that a Public Hearing would be necessary. Mr. Haluch was informed of what he would need to start the process, including a formal plan showing placement of existing and planned buildings that also illustrates access to those buildings. Mr. Haluch would come in to get the application required.

**16 Stony Hill Road/Joseph Ouellette:** Joseph and Donna Ouellette introduced themselves and proceeded to explain to the Planning Board that they had received a letter from the Building Inspector informing them that a Site Plan Review-Administrative Review was required for their home occupation. The Ouellette's described their property and the buildings they currently have in place and described their business activities.

**16 Stony Hill Road/Joseph Ouellette continued:** Mr. Ouellette has three pick-up trucks and three trailers, which he currently parks under a carport. They also presented a letter from an abutting neighbor who did not have any issues with the placement of the carport near her property. Mr. Ouellette also informed the Planning Board that the Building Inspector had planned to make another site visit that afternoon and he was not sure if he had.

Mr. Dolben stated that he would like to take the time to speak with the Building Inspector, and other town officials to further review the situation. A decision on requirements for their home occupation would be discussed at the next meeting, Wednesday, April 25<sup>th</sup>.

**Bills were reviewed and signed.**

**Notice from Board of Appeals regarding 54 Carmody Road, and Conservation Commission Notice of Intent were reviewed.**

**Mail folder was reviewed.**

**The Board was informed that Mr. Lomascolo withdrew his application for home occupation at 42 North Monson Road.**

**33 Isaac Bradway Road:** The clerk informed Mr. Dolben that Mr. Ed Haluch had called inquiring about how to proceed with his home occupation review, and Mr. Dolben stated that he still needed to speak with the Building Inspector.

**Minutes from March 28<sup>th</sup> were reviewed:** Mr. Kruzel made a motion to accept the minutes from March 28<sup>th</sup> regular meeting, Mr. Flynn seconded, and vote was unanimous. Mr. Kruzel made a motion to accept the minutes from March 28<sup>th</sup> Public Hearing, Mr. Flynn seconded, vote was unanimous.

**Zoning Bylaw changes:** The Planning Board recommends favorable action on Zoning Bylaw changes which were presented at the Public Hearing. Mr. Kruzel made a motion for a favorable recommendation, Mr. Flynn seconded, and vote was unanimous.

There was no further discussion. Mr. Kruzel made a motion to adjourn, Neil seconded, and vote was unanimous.

Submitted by Kathleen Foster, Clerk