

Approved 7/11/2007

**Minutes of Regular Meeting
June 27, 2007
Town House 7:45**

Members Present: Charlie Dolben, Chair, Laurie Niles, Neil Flynn, John Matthews, Joseph Kruzel, Anthony Bongiorno, Associate

Members Absent: None

Minutes of the June 13th meeting were reviewed. Laurie Niles noted a typo, which was amended. Joseph Kruzel made a motion to accept the minutes as amended. John Matthews seconded, all in favor.

The clerk's payroll voucher was approved and signed.

Associate Member re-appointment – Joseph Kruzel made a motion to recommend re-appointment of Anthony Bongiorno to the Planning Board as Associate Member for one year. Mr. Matthews seconded. The vote was unanimous.

Chris Haluch/39 Isaac Bradway Road – Mr. Haluch presented the building permit for his garage to the Planning Board, as well as his property plan. He stated that he had a survey of his property lines completed, and showed where the garage would be located. Members of the Planning Board reviewed the setback requirements and asked that he mark on the plan the distance from the property lines to the garage, showing required setbacks as stated in the Zoning Bylaws. It was explained to Mr. Haluch that the use of his garage to house non-residential equipment for his landscaping business requires a Special Permit which he has applied for. Tentative date for the Public Hearing is set for July 25th.

Fred Frangie/Thresher Road ANR – Mr. Frangie presented a plan of land and explained that he planned to move lot lines, and create a common driveway to serve three lots. The Planning Board reviewed his plan of land, and informed Mr. Frangie of the requirements for a common driveway from section 7.54 and 7.54.2 of the Zoning Bylaws of Hampden. It was also noted that a Public Hearing would be required for approval of the common driveway. The Board felt that they should complete the common driveway issue first, then the ANR, which could all be done at the Public Hearing. The Public Hearing would be scheduled for next available date, July 25th, as Mr. Frangie has paid the fees for ANR and Special Permit, provided copies of plan of land, as well as an abutter's list.

Water Suppression Tank – no new information; a request was made to add to agenda for next meeting

Letters from Ridgeline & Hillside – It was confirmed that a copy of the letter regarding Mr. Beaumier on North Road was sent to the building inspector. There will also be a review of any forest cutting plans on file for this property.

Forest Cutting Plans – The Board reviewed Forest Cutting Plans for Rock-a-Dundee Road and the Hampden Country Club. There was a comment that Dana Pixley should be aware of the plans provided by the Hampden Country Club.

Clerk resignation – The clerk announced that she would be resigning, as she is returning to a marketing position for a healthcare/senior living community. She will continue most essential clerical responsibilities after July 11th until a replacement is hired and trained.

No Mail to be reviewed

Joseph Kruzel made a motion to adjourn, Ms. Niles seconded, all in favor to adjourn.

Submitted by Kathleen Foster, Clerk