

Approved 9/12/07

**Minutes of Regular Meeting
August 22, 2007
Town House**

Meeting called to order: 7:03pm.

Members Present: Charlie Dolben, Chair, Neil Flynn, and John Matthews. Laurie Niles arrived at 7:26pm.

Members Absent: Joseph Kruzel and Anthony Bongiorni, Associate.

Minutes of the August 8th Public Hearing and regular meeting were reviewed. Mr. Matthews made a motion to accept the Public Hearing minutes as read. Mr. Flynn seconded. All were in favor. Mr. Matthews made a motion to accept the regular meeting minutes as amended. Mr. Flynn seconded. All were in favor.

Bills - The clerk's payroll voucher was approved and signed.

Mary Butova/275 Chapin Rd/Home Occupation Information – Mrs. Butova would like to start a home business making turkey pot pies and selling them to the local stores. She asked what the requirements would be for a home occupation. Mrs. Butova was referred to the bylaws, specifically section 7.121, which can be found on the Hampden website. The possibility of an out building in the future was discussed. Mr. Dolben informed Mrs. Butova that an out building would require a public hearing and a special permit. Mr. Matthews added that there are size limitations in the bylaws. Mrs. Butova would like to rent a commercial kitchen and run the business out of her house. She has also contacted the Board of Health for information. Mrs. Butova was informed that she would only need to send in a letter to the Planning Board if she had a home occupation.

Ridgeline and Hillside/Bonnie Geromini – Mrs. Geromini informed the Board that Robin Warner has resigned as chair of Ridgeline and Hillside. Mrs. Geromini has temporarily stepped in to replace Mrs. Warner but is unable to continue due to her scheduling. Right now Mrs. Geromini and Dick Patullo are the only active members. Two other members help out occasionally when their schedules permit. Right now there is a property up for review which Mr. Patullo cannot participate in because of conflicts. Mrs. Geromini proposed to phase out the Ridgeline and Hillside subcommittee and put it under the Planning Board. Mr. Matthews volunteered to temporarily replace Mrs. Warner. Mr. Flynn made a motion to appoint Mr. Matthews to the Ridgeline and Hillside subcommittee temporarily. Ms. Niles seconded. The motion was approved unanimously. Kathy Foster also volunteered to help out Ridgeline and Hillside. Mr. Flynn made a motion to appoint Mrs. Foster to the Ridgeline and Hillside

Ridgeline and Hillside Continued - subcommittee. Mr. Matthews seconded. The motion was approved unanimously.

Ed Haluch Special Permit – The Board reviewed and agreed with the terms and conditions drafted by Mr. Dolben. Mr. Haluch also had a chance to review the terms and conditions and agreed adding that it will be difficult to put all of his equipment in his garage, but he understands that the Board has to adhere to certain standards. Mr. Dolben informed Mr. Haluch that bylaw changes can be made at the Town Meeting. Mr. Matthews added that if something becomes unworkable for Mr. Haluch, he could come back to the Board and discuss it. Mr. Haluch is looking into putting up a sound barrier and possibly a separate building for more equipment storage. Mr. Matthews made a motion to accept the special permit as drafted. Mr. Flynn seconded. The motion was approved unanimously with four members voting in favor and none opposed.

Frederick Frangie Special Permit – Mr. Frangie brought in the mylar to be signed and the revised maintenance agreement. Drainage was not added. Mr. Frangie will drop off another revised copy in the morning with “drainage” added in and another plot plan with the radius marked on it. Mr. Kruzel will need to sign the decision.

Laurie Niles Resignation – Mr. Matthews made a motion to accept Ms. Niles resignation with regrets. Mr. Flynn seconded. All were in favor.

Ed Poulin/144 Glendale Rd/Home Occupation Review – Mr. Poulin, an electrician, came in to the meeting for an administrative review. The Board informed Mr. Poulin of the bylaws for a home occupation. He does not do any selling out of his home and currently does not have any other employees. He has a home office for billing. Mr. Matthews made a motion to approve the home occupation as described by Mr. Poulin. Mr. Flynn seconded. The motion was approved unanimously.

Water Suppression System – No new information. Mr. Matthews will look into it.

Other Items – Reviewed without further discussion

Mail – Forest cutting plan for 231 Wilbraham Road was reviewed.

Mr. Flynn made a motion to adjourn at 8:31pm. Mr. Matthews seconded. The motion was approved unanimously.

Submitted by Deborah House, Clerk

