

Approved 11/28/07

**HAMPDEN PLANNING BOARD
REGULAR MEETING MINUTES
November 14, 2007
Town House**

Meeting called to order: 7:00pm.

Members Present: Charlie Dolben, Chair, Joseph Kruzel, and John Matthews.
Neil Flynn arrived at 7:24pm.

Members Absent: Anthony Bongiorno, Associate.

Minutes: The minutes from the October 10, 2007 regular meeting were reviewed. Mr. Kruzel made a motion to approve the minutes as presented. Mr. Flynn seconded. The vote was approved unanimously.

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

Common Driveways/Lance Trevallion – Mr. Trevallion came in to the meeting for a discussion regarding the paving of the first 20 feet of a common driveway. He was questioning who is financially responsible for payment? The work needs to be completed prior to the issuance of a certificate of occupancy. There are several different situations to consider. When there is an existing driveway and a common drive is created to access a new lot, who would be the responsible party? What if one owner does not want a paved driveway? The Building Department currently requires a \$750 driveway deposit for single family driveways. When the first 20 feet of the driveway is paved the deposit is returned. Common driveways require a special permit and a public hearing. Mr. Trevallion has asked if conditions could be included in the special permit related to whom is responsible for the work, or possibly could the cost of the work be incorporated into a driveway bond issued as part of the special permit? Mr. Dolben stated that the applicant of the special permit shall put up a bond and be responsible for the pavement of the first 20 feet of the common driveway. The bond would be in place to insure that the proper paving is done and then the bond will be released. The whole driveway would have to be built to specifications which would be in the maintenance agreement. The paving of the whole driveway can be delayed until all construction is complete and the construction vehicles are no longer going back and forth. The question of how long do you wait to pave came up. Mr. Dolben answered that the Planning Board would work it out with the applicant.

Ames Rd/Phillips - Mr. Trevallion informed Mr. Matthews that the Ames Road, Phillips property is under Ridgeline & Hillside. He noted that there is a steep grade at the driveway. Mr. Matthews said that he would look into it.

Isaac Bradway/Haluch - Mr. Trevallion updated the Board on his site visit to the Haluch property. Mr. Flynn went with him. The equipment was inside, everything outside was registered, a fence was put up and there was no chipping outside. Mr. Haluch was complying with the terms of his special permit.

Fire Suppression System – The Fire Chief, Peter Hatch, came in to discuss fire suppression systems. Chief Hatch sent in a book with information on the maintenance, requirements and specifications for a cistern. Mr. Kruzel asked who would maintain the system. Chief Hatch stated that Wilbraham has at least one system and their fire department checks the water levels monthly. The only maintenance would be making sure the tanks aren't leaking by checking the water levels. Wilbraham's system has three 10,000 gallon tanks with a shutoff valve on each tank. The tanks are not pressurized. The Fire Department would have to draft out of them. The system would have one vent, three manhole covers and one suction line above ground. Everything else is underground. Mr. Kruzel asked how many units in a subdivision the system would cover. Chief Hatch stated that the system should be placed halfway down the street so that he could run hoses from it in both directions. As far as an exact amount of units, the reference book would have to be reviewed. The type of tank was also discussed with the options being steel, concrete or fiber glass. With steel or fiber glass there may be a ground water issue. Also, steel would be very expensive. The Board and Chief Hatch agreed that concrete would probably be the best choice. Mr. Dolben asked what the cost of a system would be. He stated that we would not want to place an unreasonable burden on the developer. His responsibility would be the installation of the system and the initial fill up of the tanks. The homeowners would absorb the cost. Chief Hatch did not have the cost of a system. The Board will check with Wilbraham on the pricing of their system. Chief Hatch suggested getting a price per tank. He prefers a 30,000 gallon system but would take a 20,000 gallon system.

Other Items

South Monson Rd/Tom Valentine - Mr. Valentine had an ANR signed in April of 2007 for three lots. He recorded his mylar with the Registry of Deeds and did not realize that some of the lots had to be recorded in Land Court. He had to have another mylar drawn up to meet Land Court requirements and brought it in to be signed. The Board reviewed the new mylar verifying that no changes had been made. Mr. Dolben, Mr. Kruzel, Mr. Flynn and Mr. Matthews signed it.

A PVPC Commissioner and alternate will be chosen when the Planning Board appoints another member.

Other Items reviewed without further discussion.

Mail –Reviewed

Mr. Kruzel made a motion to adjourn at 8:20pm. Mr. Flynn seconded. The motion was approved unanimously.

Submitted by Deborah House, Clerk