

Approved 1/9/08

**HAMPDEN PLANNING BOARD
REGULAR MEETING MINUTES
December 12, 2007
Town House**

Meeting called to order: 7:04pm.

Members Present: Charlie Dolben, Chair, Joseph Kruzel, Neil Flynn and John Matthews.

Members Absent: Anthony Bongiorno, Associate.

Minutes: The minutes from the November 28, 2007 regular meeting and public hearing were read. Mr. Matthews made a motion to accept the regular meeting minutes as presented. Mr. Kruzel seconded. The vote was approved unanimously. Mr. Kruzel made a motion to accept the public hearing minutes as amended. Mr. Flynn seconded, vote was approved unanimously.

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

David Smith/South Rd /ANR – Mr. Smith's ANR plans were reviewed and signed by Mr. Dolben. Mr. Smith created one new lot to the right of the existing home at 142 South Road, and removed the property lines around the existing home incorporating that lot into the larger parcel of land surrounding it. Approximately 16,000 feet of the new lot is in Chapter 61a. A note will be sent to the Board of Selectmen notifying them of this. A letter was received from the Board of Health recommending that a Title V inspection be done to locate the septic system and leach field of the existing home.

Yorke and Susan Phillips/Ames Rd/ANR – The ANR plans for the Ames Road property were reviewed and signed by Mr. Dolben. The Phillips' are creating three new lots, one being an estate lot, with a common driveway accessing all three. The public hearing for the estate lot and common driveway was held on November 28th. The decision was signed by all board members at this regular meeting and will be forwarded to the Town Clerk for a twenty day appeal time. A maintenance agreement for the common driveway will be reviewed and approved by the Planning Board and recorded in the Registry of Deeds. This will also need to be done before a building permit is granted.

Fire Suppression System – Mr. Dolben spoke to Gary Weiner and Lance Trevallion about the cost of the fire suppression system that Wilbraham has in place. Mr. Weiner thought that \$30,000 was an approximate cost for a 30,000 gallon system. Wilbraham leaves it up to the developer as to whether or not individual sprinklers or a fire suppression system is installed. Our Fire Chief would like to see the fire suppression system required for subdivisions. Mr. Kruzel asked if the system would get deeded to the town. Mr. Dolben stated that if it was a town asset it could be utilized outside of the subdivision and could have regular inspections. Mr. Flynn questioned what is done when a road is extended in the future, would another system be required. Mr.

Fire Suppression System Continued

Matthews stated that Wilbraham does have a length contingency on their system. Mr. Dolben stated that a requirement of a fire suppression system would be added to the Subdivision Rules and Regulations and that no town meeting would be required.

Russ Morton Escrow South Ridge – Mr. Morton would like to close out his escrow accounts. He states that all work on South Ridge is complete. Consensus among the board members was that no action be taken on Mr. Morton’s request until confirmation is received from Tighe & Bond that the work has been completed to the approved plans.

Three homeowners on South Ridge paid for the first twenty feet of paving for their common driveway. This is the developer’s responsibility. The homeowners are looking for reimbursement from Mr. Morton for the paving.

Other Items – Reviewed without further discussion

Mail – Reviewed

The next regular meeting scheduled for December 26, 2007 is postponed until January 9, 2008.

Mr. Kruzel made a motion to adjourn at 8:14pm. Mr. Flynn seconded. The motion was approved unanimously.

Submitted by Deborah House, Clerk

