

Approved 3/12/08

**HAMPDEN PLANNING BOARD  
REGULAR MEETING MINUTES  
February 27, 2008  
Town House**

Meeting called to order: 7:35pm

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

**Members Absent:** Anthony Bongiorno, Associate.

**Minutes:** The minutes from the February 13, 2008 regular meeting were read. Mr. Kruzal made a motion to approve the minutes as presented. Mr. Matthews seconded. The vote was approved unanimously.

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

**Mrs. Jacqueline Chapdelaine/37 Allen St. – Rezoning** – Mrs. Chapdelaine and her son came in to discuss the rezoning of her property to business. It is currently zoned business and residential (R-4). Mrs. Chapdelaine attended a Planning Board meeting in September to obtain information on the process of rezoning. She recently attended a Selectmen's meeting for more information. Mr. Dolben apologized for misleading Mrs. Chapdelaine in having to go to the Selectmen for zoning issues. The Board recommends favorable action within reason. Mrs. Chapdelaine said that they would have the property surveyed if they did not have paperwork of it being done already. Mr. Dolben explained that Mrs. Chapdelaine will have to do the work on this. Mrs. Chapdelaine stated that she may hire a lawyer to do the work. A legal property description will be required for the warrant. An abutter's list will have to be prepared. A presentation will have to be given at the Town Meeting. A map showing the proposed zoning change will be needed and will have to be sent to the Attorney General if not part of the warrant. Mr. Dolben noted that a lawyer could tell Mrs. Chapdelaine if a Public Hearing before the Town Meeting is necessary. If the Planning Board was bringing this forward then a Public Hearing would be necessary. Mr. Dolben will check with Boston as to whether a Public Hearing will be required. Mr. Kruzal added that any concerns would be the responses from neighbors. The Chapdelaines said they would speak with Mr. Villamaino since he is an abutter and the business zoning line runs right through his property also.

**Old Business** – Updates were made to the zoning map by Mr. Dolben per the Town Clerk's request. James W. Sewall Company has done this in the past. Mr. Dolben will call Sewall Company to see what the cost would be for them to update the zoning map and then decide whether or not to use his corrections or pay Sewall Company to do the work.

**Old Business Continued** - The Board reviewed a letter Mr. Dolben drafted to Mr. Russ Morton regarding the South Ridge common driveway maintenance still to be done. Mr. Morton will be given two weeks to correct the problems. The Highway Superintendent will oversee the work if necessary. The Clerk will send the letter to Mr. Morton.

**New Business** – Mr. Bob Howard stopped in to the meeting to introduce himself and observe. He is interested in filling the vacant position on the Board. Mr. Dolben explained the Planning Board's responsibilities. The Board suggested that Mr. Howard review the meeting minutes and the by-laws on the website.

**Other Items** - Reviewed without further discussion.

**Mail** – Reviewed

Mr. Kruzel made a motion to adjourn at 8:25pm. Mr. Matthews seconded. The motion was approved unanimously.

Submitted by: Deborah House, Clerk