

Approved 3/26/08

**HAMPDEN PLANNING BOARD
REGULAR MEETING MINUTES
March 12, 2008
Town House**

Meeting called to order: 7:01pm

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

Members Absent: Anthony Bongiorno, Associate.

Minutes: The minutes from the February 27, 2008 regular meeting and Public Hearing were read. Mr. Kruzel made a motion to accept the minutes from the Public Hearing as presented. Mr. Flynn seconded. The vote was approved unanimously. Mr. Kruzel made a motion to accept the minutes from the regular meeting as presented. Mr. Flynn seconded. The vote was approved unanimously.

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

Mr. Pepin/South Rd. ANR – Mr. Pepin's engineer from Sherman & Frydryk presented a new plan for the South Road project. The new plan was the result of a land swap that never materialized and has a revised location for the common driveway. The driveway will service two large lots. Much of the conversation was about the location of the driveway, as well as the grades. The grades on the new plan are still within the regulations of the zoning bylaws. It was noted and discussed that the driveway appeared to be approximately 8 feet away from the neighbor's marker. It was discussed that the regulation was 10 feet from any property line. The engineer will make the necessary changes to the plan. The plan was verified to have two large lots both over 8 acres and to have over 60 feet of frontage on South Road.

Since the plan presented did not have significant changes from the previous plan, it was discussed if another public hearing would be required. Mr. Kruzel made a motion that the changes to the plan were not significant enough to warrant a new public hearing to be held. The motion would also require the plan to be revised to show the changes for the driveway location to be a minimum of 10 feet from the property line. The motion was seconded by Mr. Flynn. All were in favor.

The engineer for Mr. Pepin then presented the ANR for signature. The ANR reflected the changes to the plan previously approved by the Board. The fee was waived.

Mr. Hrycay/118 Thresher Rd/Home Office Administrative Review – Mr. Hrycay presented a letter to the Board requesting approval for a home-based Internet sales business. He would purchase motor vehicles and keep them at his home. The discussion was if customers would come to the home to view the vehicles. Mr. Hrycay assured the Board that there would be no increase in people to his home. The cars would be sold on line and would be driven to the buyer's home. There was also discussion about the way the vehicles would be transported. Mr. Hrycay said he would be getting a dealer plate and there would be no tow trucks or auto transports used.

Mr. Hrycay Continued:

Asked if any repair work would be done on site, the Board was assured that no maintenance or "detailing" would be performed at the home. This work would be done "off site". The number of cars was also brought up. The Board was told that no more than two cars at the most relative to the business would be at the home. Mr. Hrycay was asked if he had read and understood the bylaws for a home occupation and he responded that he had read them and understood them.

The conditions would require no more than two business related vehicles on the premises and no repair, maintenance, or detailing work be performed at the home. Mr. Kruzel made a motion for a favorable recommendation. Mr. Flynn seconded. All were in favor.

Mr. Brien/106 Stony Hill Rd/Home Office Administrative Review – Mr. Brien was before the Board asking for approval of a home occupation. His business is in professional placement of engineers and technical people. This is done over the phone and the Internet. No clients would be coming to the house. He has one "off site" employee and that is his son. He currently has an office in East Longmeadow but would like to move it to his home. Mr. Flynn asked about signage. Mr. Brien replied there would be none. He was asked if he had read and understood the requirements of the Home Occupation bylaws and he responded that he had and did understand them. Based on Mr. Brien meeting the requirements of the Home Occupation bylaws, Mr. Kruzel made a favorable recommendation. Mr. Flynn seconded. All were in favor.

Old Business – There was some discussion about the Chapdelaine property at 37 Allen Street. The property is not zoned as business and would require proof by the Chapdelaines to show it was zoned by the Town as business. In addition, it is now up to the Selectmen to sponsor the change if it was to go to Town Meeting. If it is not brought forward by Monday, March 17th, it cannot be a point at Town Meeting as this is the date when the warrant will be closed.

Other Items - Reviewed without further discussion.

Mail – Reviewed

Mr. Kruzel made a motion to adjourn at 8:30pm. Mr. Flynn seconded. The motion was approved unanimously.

Submitted by: Deborah House, Clerk
Minutes taken by John Matthews