

Approved 4/23/08

**HAMPDEN PLANNING BOARD  
REGULAR MEETING MINUTES  
April 9, 2008  
Town House**

Meeting called to order: 7:01pm

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

**Members Absent:** Neil Flynn and Anthony Bongiorno, Associate.

**Minutes:** The minutes from the March 26, 2008 regular meeting were read. Mr. Kruzel 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. Vouchers were also signed for Tighe and Bond and the Town Attorney.

**Ingle Property/125 Mountain Rd. –** Mr. Dolben spoke with Town Counsel about the variance that is in place on the Ingle property. Mr. Dolben stated that the answer he received was that no subdivisions mean no divisions. Before the Planning Board proceeds with the proposed ANR, Mr. Dolben is referring Attorney Edwards and Mr. Grant Ingle back to the Zoning Board of Appeals for interpretation of the original variance from 1986. Attorney Edwards withdrew the ANR pending the Zoning Board of Appeals' decision. He left three copies of the plans with the Board.

**Old Business:**

**Subdivision Rules & Regulations Decision –** The decision was signed and will go to the Town Clerk for a 20 day appeal time per Mr. Dolben. Town Counsel believes that an appeal time is not necessary, but that it should be recorded with the Registry of Deeds. Mr. Dolben will check into this.

**Chapdelaine/37 Allen St. – Rezoning –** There was some discussion pertaining to the Chapdelaine rezoning issue. There are concerns regarding the Hampden zoning map. The details and accuracy are not there and it is subject to interpretation. Regardless of what the map may show, the Town never voted to zone part of the Chapdelaine property "business". There is currently a home on the property. If it is rezoned to all business, a special permit and a Public Hearing would be required prior to starting a business. The urgency to rezone is a concern to the Planning Board.

**Zoning Map Updates –** A quote was received from JW Sewall to update the zoning map. Mr. Dolben suggested waiting for current potential changes and possibly using someone local to do the work.

**New Business:**

**Scantic Meadows/Mr. Ed Speight** – Mr. Speight will be meeting with the Board of Assessors on April 14<sup>th</sup> to discuss the tax rates on his Scantic Meadows Subdivision lots. He states that certain inaccessible lots (12, 7, 4, 22 and 1) are being taxed as developed lots. Mr. Dolben reviewed the Covenant for Scantic Meadows dated 6/24/05 and the Partial Release from Covenant dated 1/26/07. The Planning Board will provide information to the Board of Assessors regarding the lots in question for Mr. Speight's meeting. Copies of the covenant and partial release will be sent to the Board of Assessors with a note stating that the lots in question are not buildable or sellable until the roads are completed.

**Other Items** – The Tighe and Bond invoice for the South Ridge common driveway inspection will be paid out of the swale escrow account.

Phillips/Ames Road – The Planning Board has not received the common driveway maintenance agreement on the Phillips property. A letter was sent and Mrs. Phillips responded that they have not received approval yet from Conservation to cross the stream. When they do, a maintenance agreement will be drawn up and presented to the Planning Board for approval.

Other items reviewed without further discussion.

**Mail** – Reviewed

Mr. Kruzel made a motion to adjourn at 8:02pm. Mr. Matthews seconded. The motion was approved unanimously.

Submitted by: Deborah House, Clerk