

Approved 5/28/08

**HAMPDEN PLANNING BOARD
REGULAR MEETING MINUTES
May 14, 2008
Town House**

Meeting called to order: 7:00pm

Members Present: Charlie Dolben, Chair, Neil Flynn, John Matthews and Robert Howarth.

Members Absent: Joseph Kruzel and Judy Jackson, Associate.

Minutes: The minutes from the April 23, 2008 regular meeting and Public Hearing were read. Mr. Howarth made a motion to accept the minutes from the regular meeting with changes. Mr. Flynn seconded. Mr. Howarth made a motion to accept the minutes from the Public Hearing as read. Mr. Flynn seconded. Both votes were approved unanimously.

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

Richard Jonelis/Shadow Valley Farms/111 Stafford Rd, Somers, CT - Mr. Jonelis owns a home with 14 acres in Somers, CT and 74 acres that extends into Hampden. He is a dairy farmer and his cows graze on the property. His land in Hampden is landlocked. He purchases used trucks and mounts agricultural equipment on them and then sells the trucks. He changes pull behinds to truck units. He needs a dealer's license to purchase the trucks. Mr. Jonelis' garage and barn are in Hampden. He works on the trucks in the garage or outside. He is not stocking equipment in the yard. The trucks are strictly for agricultural use. Somers does not allow a used car license at a residence. There will be no cars involved only large trucks. The property is currently zoned business and some limited industrial per the Hampden Zoning Map. Mr. Dolben stated that we need to be mindful of the Somers officials thoughts on this if there will be trucks in and out. Mr. Jonelis said that there is not a big demand for this type of business. He may do 2-3 trucks per year. Last year he did not do any. The Board reviewed the bylaws. Mr. Jonelis' home is not in Hampden so he cannot apply for a home occupation. Mr. Dolben noted that agricultural use can be in an industrial zone. There is a provision for garage usage in a business area. The fact that the Hampden land is landlocked doesn't matter. Mr. Dolben explained to Mr. Jonelis that he would have to apply for a special permit for the assembly and occasional sales of agricultural equipment under the Hampden Bylaws Section 6, Table of Use Regulations 4.27. Mr. Dolben informed Mr. Jonelis that a public hearing will have to be held and that there is cost and time involved. Mr. Jonelis will call the Clerk on Monday to get more details. A tentative date of June 11th was set for the Public Hearing.

Other Items – There was some discussion regarding the Ingle property on Mountain Road. The Zoning Board of Appeals will hold a Public Hearing on May 27 on the request by the Ingles, 125 Mountain Road and Attorney Edwards to amend a variance that has been in place since 1986. Mr. Matthews feels that the parcel shouldn't be divided. His reasoning is that there are already several inconsistencies with the zoning. The existing house is too close to the side boundary and there is not enough frontage. The property should stay as one parcel since there is a variance in place already. There would be a possibility of some development if the eight acre transfer/sale goes through. Mr. Dolben believes that the original intent was not to subdivide the land. To transfer back acres would cause no harm but it opens the door to additional development down the road that would not otherwise happen. There would also be an additional load on Mountain Road. Mr. Flynn feels that the land should not be subdivided. A variance was put in place for a reason twenty-two years ago.

Other items reviewed without further discussion.

Mail – Reviewed

Mr. Howarth made a motion to adjourn at 8:08pm. Mr. Flynn seconded. The motion was approved unanimously.

Submitted by: Deborah House, Clerk