

Approved 6/11/08

**HAMPDEN PLANNING BOARD
REGULAR MEETING MINUTES
May 28, 2008
Town House**

Meeting called to order: 7:03pm

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

Members Absent: Judy Jackson, Associate.

Minutes: The minutes from the May 14, 2008 regular meeting were read. Mr. Flynn made a motion to approve the minutes. Mr. Howarth seconded. The vote was unanimous.

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

Baron Property/1 Country Club Drive – Mrs. Shirley Johnson, the sister of Don Baron, has inherited his property on Country Club Drive. She came in to the meeting with her husband, son and daughter-in-law looking for guidance and help in determining what to do with the property. She had the property surveyed in September of 2007 and discovered that there are 4+ acres. Iron pins have been found and the surveyor set pins. According to the surveyor's plan, the neighbor's shed and pool are on Mrs. Johnson's property. She has spoken with the neighbors and is not concerned at this time about that. The old right of way is still a gray area. Currently, there is an easement over the neighbor's property to get to the house. Mrs. Johnson is questioning whether or not the property could be divided into two lots. Her son, Don asked if the previous owner of the Gerrish Park property was known. Mr. Dolben informed him that he could look that up at the Registry of Deeds or the Town Clerk may have that information. As far as dividing the property, Mr. Dolben noted that the zoning is R-6 and the parcel has the acreage. It needs adequate frontage which would be 200' per each piece and has to show access. Mrs. Johnson questioned whether or not the current easement could be used for a common driveway. Mr. Dolben stated that it was possible if she were able to "swap" pieces of land with the neighbors to gain frontage. Mrs. Johnson will have to work with the surveyor and have him layout the two lots and common driveway according to the By-Laws. There was more discussion about the R-6 frontage requirement of 200' and the common driveway to access the possible two lots. If the old right of way was abandoned, then frontage would be available. A lawyer and surveyor would be needed to sort that out. It is possible if the frontage is gained it could be approved.

Theresa Bechard/125 Wilbraham Rd – Mrs. Bechard came in to the meeting with concerns that the Hampden Country Club was creating a cart path very close to her property line. She said that the Building Inspector suggested that she come in to the Planning Board meeting. The discussion was about the underground tunnels for the golf carts being blocked off. The new cart path that is

125 Wilbraham Road Continued:

being installed is much closer to her boundary than the 100 foot buffer stated in section 6.7 of the by-laws. She asked that she be advised if anything regarding this comes before the Planning Board.

Nick Cardinelli/Hampden Country Club - Mr. Cardinelli came in to the meeting to discuss the closing of the underground cart tunnels and the new cart paths. He needs to review the zoning regulations. Any changes to the original plans need to be submitted and reviewed by the Planning Board. Work should be stopped until a plan is presented. Anything outside of zoning issues, like public safety, is not under the Planning Board's responsibilities. The layout has been changed. The tunnels have been closed, the carts have to cross a public way and new cart paths are being created. Mr. Howarth suggested the help of a lawyer. Mr. Cardinelli met with the Selectmen in February of 2008 to discuss the crossing of Wilbraham Road by the golf carts. The location of the crossing was reviewed and approved by Sgt. Joy. The Selectmen approved the cart crossing as approved by the Police Chief and Public Safety Officer, Sgt. Joy. A vague sketch was presented to the Selectmen by Mr. Cardinelli with a line drawn across the road to show the location of the golf cart crossing. The Planning Board clerk will ask for a copy for our files.

Election of Officers

Mr. Kruzel nominated Mr. Dolben a Chairman. Mr. Howarth seconded. Four voting in favor.

Mr. Kruzel nominated Mr. Flynn as Vice Chairman. Mr. Howarth seconded. Four voting in favor.

Mr. Flynn nominated Mr. Matthews as PVPC Commissioner. Mr. Kruzel seconded. Four voting in favor.

Mr. Kruzel nominated Mr. Howarth as PVPC Alternate. Mr. Flynn seconded. Four voting in favor.

Mr. Matthews nominated Mr. Flynn as CPC Representative. Mr. Howarth seconded. Four voting in favor.

Other Items – Other items reviewed without further discussion.

Mail – Reviewed

Mr. Kruzel made a motion to adjourn at 8:56pm. Mr. Matthews seconded. The motion was approved unanimously.

Submitted by: Deborah House, Clerk