

Approved 6/25/08

**HAMPDEN PLANNING BOARD
REGULAR MEETING MINUTES
June 11, 2008
Town House**

Meeting called to order: 7:05pm

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 28, 2008 regular meeting were read. Mr. Flynn made a motion to approve the minutes. Mr. Kruzel seconded. The vote was unanimous.

Bills – The clerk's payroll voucher and the WB Mason invoice were approved and signed.

Theresa Bechard/125 Wilbraham Rd – Mrs. Bechard stopped in to the meeting on the Building Inspector's suggestion. She is looking for some direction. She said that the Hampden Country Club has stopped the work on the cart path that runs next to her property line, but the path is now being used by the golfers. The path is currently gravel and has not been paved yet. Mr. Kruzel pointed out that a modified path is being used without a site plan review. No plans have been submitted from the Country Club to the Planning Board as of this meeting. Any changes from the original approved plan need to be submitted to the Planning Board. A letter will be sent to the Building Inspector regarding this. The Board feels that Mrs. Bechard should get an understanding or commitment from the Hampden Country Club as far as a timeline for the construction.

Dan O'Brien, Sherry Himmelstein/South Rd/Minnechaug Land Trust – Mr. O'Brien and Ms. Himmelstein submitted an ANR for the South Road property. The portion currently owned by Mr. Turnberg will have an additional 3.275 acres added to it for a total of 13.275 acres. Six acres from the corner of the large parcel will go to the South Ridge Estates. There are currently conservation restrictions, which have been recorded, on both parcels. Houses cannot be built on the property but a barn with specific dimensions is allowed. Restrictions are in place and it would have to be approved by the Mass Audubon Society. Ms. Himmelstein is hopeful that one buyer will purchase the remaining land with one house on it.

Mr. Kruzel made a motion to approve the plans as submitted. Mr. Flynn seconded. All were in favor and the vote was unanimous. Mr. Dolben signed the mylar, the 3 required plan copies and one extra.

Fred Frangie/40 Thresher Rd – Mr. Frangie would like to make changes to his original plan for his common driveway. He would like to extend the driveway further up and make an island with a large white oak tree in the center of it. The turning radius would be the same as the original plan. The Board stated that Mr. Frangie would have to check with the Fire Chief about accommodating fire apparatus and have him sign off on the plan then come back to the Planning Board. Mr. Dolben stated that the changes can be drawn in. Mr. Kruzel noted that the width should be written in also. This is a site plan review of the common driveway. The Planning Board reviewed the changes to the driveway plans originally submitted as part of the special permit dated August 8, 2008. The Board finds the proposed changes not material and approves said changes. A new mylar is not needed.

John Miller/179 Raymond Dr – Mr. Miller had a few questions regarding his neighbor's plans to put up a shed. Neither Mr. Miller nor the neighbor knows where the property boundaries are. The neighbor found one pin and tried to draw a string. Mr. Miller informed him that a permit was needed to put up a shed and he needs to know where the property lines are. Mr. Miller asked about wetlands. Mr. Dolben checked the zoning map. Part of Raymond Drive is marked as wetlands. Mr. Miller was told he should check with Conservation. Mr. Miller asked if the shed has to be 20' from the property line. Mr. Kruzel and Mr. Dolben both informed him that it would depend on the size of the shed. Mr. Dolben explained how to research the by-laws on the Town's website. Mr. Miller asked if a building permit was needed and was told that he could file a complaint with the Building Inspector.

Other Items

Zoning Map Updates – Mr. Kruzel will call JW Sewall about ordering one wall size updated zoning map. The cost for a digital map may be requested in next year's budget.

PVPC Commissioner Letters – The letter for the PVPC replacement commissioner was signed.

Registry of Deeds – The endorsement letter for the Registry of Deeds was signed by all Board Members.

Mail – Reviewed

Mr. Kruzel made a motion to adjourn at 8:10pm. Mr. Flynn seconded. The motion was approved unanimously.