

Approved 8/27/08

**HAMPDEN PLANNING BOARD
REGULAR MEETING MINUTES
August 13, 2008
Town House**

Meeting called to order: 7:04pm

Members Present – Neil Flynn, Acting Chair, Joseph Kruzal and John Matthews. Charlie Dolben arrived at 7:33pm.

Members absent – Robert Howarth

Minutes – The minutes from the July 23, 2008 regular meeting were read. Mr. Kruzal made a motion to approve the minutes. Mr. Matthews seconded. The vote was unanimous.

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

James Kibbe/229 Somers Rd/Gravel Pit – Mr. Kibbe marked his map to show the Board where he will be working this year. He will be going before the Zoning Board of Appeals for a special permit extension. Mr. Kruzal recommended approval of the special permit extension as submitted. Mr. Matthews seconded. The vote was unanimous. A letter will be sent to the Board of Appeals on behalf of Mr. Kibbe.

Sherry Himmelstein/MLT/South Rd – Mrs. Himmelstein has a buyer for the large remaining parcel of Minnechaug Land Trust property on South Road. There is a contingency on the purchase and sale agreement that Planning Board approval is required. The buyer is planning on putting one house on the property. The Board reviewed the plans for house placement and driveway. There is approximately 260' of frontage per Mrs. Himmelstein. Mr. Matthews questioned the dotted line on the plan. Mrs. Himmelstein explained that it was a trail easement that can be used to go up to the Algonquin Trail. This large parcel of land has a Conservation restriction on it. There are two building envelopes of approximately two acres each. A building lot does not require Planning Board approval if building only one house. Ridgeline and Hillside and Conservation will be doing site reviews.

Paul Bechard/125 Wilbraham Rd – Mr. Bechard mentioned that at the last meeting he thought that his property was referred to as non-conforming. He believes that his property is zoned R-6 and that he was given a certain amount of land in order to meet the standards for R-6 zoning when he bought the house. Mr. Kruzal noted that if the property is R-6 then it would be conforming. The Board checked the zoning map. There is a small

Paul Bechard/125 Wilbraham Rd Continued -

area of R-6 surrounded by the Golf Recreation District. It is hard to say if this is Mr. Bechard's property or not. The zoning history will be looked into.

Mr. Bechard had a question regarding the buffer zone requirements. If anything is moved or added, does the 100' buffer zone apply? He was told that any changes need to come through the Planning Board for review. There is currently a water main and a tee on the Bechard property. There are no easements in place. Mr. Bechard said that both he and the Hampden Country Club know that they are there and it isn't a problem. Mr. Bechard said that after showing his plan to Mr. Cardinale and Mr. Tragakis after the last meeting, he realized that the new gravel temporary cart path is all but approximately two feet on his property. Mr. Bechard said that he doesn't mind this right now and gave the Hampden Country Club a timeframe of 3-5 years to change this.

Russ Morton/South Rd/ ANR and Special Permit Applications – Mr. Paul Smith, a land surveyor came in to the meeting representing Mr. Russ Morton. Mr. Smith explained plans to form a sub-standard frontage lot on South Road. Parcels D-1, 6D-5, A and B will be combined to form Lot 50 with approximately 11.48 acres. Mr. Morton has a buyer for the property and has applied for a special permit to form an estate lot. The Board questioned whether the driveway would become a common driveway with an existing residence that has a driveway easement. Mr. Smith stated that the buyer wants assurance that he will be able to build someday. Special permits are only good for two years. Mr. Smith will clean up the plans a little adding plenty of notes to make things clear for everyone and will add more detail to the driveway and then come back to the Board to proceed with the special permit. Mr. Morton has also applied for a Ridgeline & Hillside review for this lot. Mr. Matthews needs to see more detail on the driveway and where the house will be. Any changes after the review will need to be reviewed again. Mr. Smith will note this on the plans.

Old Business – None

New Business – None

Other Items – Reviewed without further discussion.

Mail – Reviewed

Mr. Kruzel made a motion to adjourn at 8:20pm. Mr. Dolben seconded. The motion was approved unanimously.