

Approved 9/24//08

**HAMPDEN PLANNING BOARD
REGULAR MEETING MINUTES
September 10, 2008
Town House**

Meeting called to order: 7:00pm

Members Present – Charlie Dolben, Chair, Neil Flynn, Joseph Kruzel and Bob Howarth.
Members absent – John Matthews

Minutes – The minutes from the August 27, 2008 regular meeting were read. Mr. Kruzel made a motion to approve the minutes. Mr. Flynn seconded. The vote was unanimous.

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

Russ Morton/South Rd/ ANR – Mr. Paul Smith, Mr. Morton’s surveyor, attended the meeting. Mr. Smith made some changes to his previous plans for the ANR creating Lot 50 on South Road. Wording has been added identifying the ANR as “not a building lot without further action by the Planning Board”, the action being a special permit for a sub-standard lot and a common driveway. Also, noted on the plans was an easement for the common driveway. Mr. Smith stated that Mr. Morton would like to transfer the property by the end of September. The Outstanding taxes for the four lots that are part of the ANR have been brought up to date. There are still two other parcels that are outstanding. The Board reviewed the General Bylaws Chapter 7, Section 5. The bylaw requires that taxes be current for endorsement of the ANR.

Mr. Kruzel made a motion to endorse the ANR as a non-building lot subject to payment of all fees and taxes as stated in Chapter 7, Section 5 of the General Bylaws. Mr. Flynn seconded. The vote was unanimous. The Town Clerk will be asked for a letter stating that all taxes are current. Mr. Dolben will endorse the ANR when the taxes are brought up to date and will start the special permit process for a sub-standard lot and common driveway. Mr. Smith will hold all of the plans for now.

Ida Gamidov/19 Sessions Dr – Mrs. Gamidov is looking for information on the old Cumberland Farms building and property. She is interested in buying it and starting an International Market food store. She has contacted Cumberland Farms. They want to sell the building as it is. Mrs. Gamidov said that it needs a lot of work including a new roof. The Board referred her to section 7.5411 and section 7.6 of the bylaws for information on parking and signs. The Board will need to see a layout showing the parking spaces and

Ida Gamidov Continuation -

sign information if there will be one. The number of parking spaces required will depend on the square footage of the building. This food store would be a continuation of the old use. There has been past ground contamination on this piece of land. The Board suggested that Mrs. Gamidov have a site assessment done, speak to a lawyer before agree to or signing anything, and speak with the business owners on both sides of the property to see if they have any helpful information about the situation. Mrs. Gamidov thanked the Board.

Old Business –

Shirley Johnson/1 Country Club – Mr. Dolben has found that Gerrish Park is part of the Main Street Right of Way which qualifies as frontage for Mrs. Johnson. The Baron property is also a corner lot and would require adequate frontage on both sides. Mrs. Johnson will be asked to bring her plans back in to the next meeting for further review and discussion.

New Business - None

Other Items – Reviewed without further discussion.

Mail – Reviewed

Mr. Kruzel made a motion to adjourn at 8:07pm. Mr. Flynn seconded. The motion was approved unanimously.

Submitted by: Deborah House, Clerk